



Manor Road, offers over £190,000

- Excellently Presented Throughout
- Three Bedrooms & Attic Room
- Open Plan Dining/Kitchen Areas
- Low Maintenance Rear Garden
- Council Tax - Band B
- EPC Rating: D



3 1 2



About the property

An immaculately presented home located in the popular residential area of Manselton, Swansea. Within in close proximity you will find a range of local shops, transport links and local school. Its location also offers convenient access to Swansea City Centre, Morfa Retail Park and the M4 Motorway.

The accommodation is set over three floors and compromises; Entrance hall, lounge, semi open plan dining room and kitchen with modern fitted units. On the first floor you will find a family bathroom and three bedrooms, with the master having a beautiful bay window to the front allowing for tones of natural light.

Externally the property offers a low maintenance garden with rear access and shed for storage. In our option this would make an ideal family home or first time buy!

Accommodation

Entrance Hall

Lounge

11' Max x 13' Max (3.35m Max x 3.96m Max)

Dining Room

10' Max x 11' 1" Max (3.05m Max x 3.38m Max)

Kitchen

19' x 15' 1" (5.79m x 4.60m)

First Floor Landing

Bedroom One

14' Max into bay x 9' 1" (4.27m Max into bay x 2.77m)

Bedroom Two

7' 1" x 8' 1" Min to wardrobe (2.16m x 2.46m Min to wardrobe)

Bedroom Three

6' x 6' 1" (1.83m x 1.85m)



Bathroom

Attic Room

15' 1" x 10' into eaves (4.60m x 3.05m into eaves)

Rear Garden

Floorplan



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