



23 Robert Street, Manselton, Swansea, SA5 9ND

£150,000

OPEN HOUSE ON 21ST AUGUST STARTING FROM 2:30PM

Situated in the popular area of Manselton, Swansea, this two bedroom terraced house on Robert Street presents an excellent opportunity for both first-time buyers and investors alike. With no onward chain, this property is ready for you to make it your own. Upon entering, you are greeted by an entrance porch that leads into a spacious lounge/dining room. This versatile space is ideal for entertaining guests or enjoying peaceful evenings at home. Adjacent to the lounge, a door opens into the kitchen, providing a functional layout for everyday living. The first floor comprises two bedrooms along with a bathroom. The property also boasts a low-maintenance rear garden, which features a paved area and a decking space, complemented by some flower beds, offering a delightful outdoor retreat. Conveniently located, this home is within easy reach of local amenities, including shops and public transport links, ensuring that you are well-connected to the vibrant City Centre and the M4 motorway. This property is an ideal choice for those looking to invest in a buy-to-let opportunity or for first-time buyers eager to add their personal touch to a new home.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front, laminate flooring.

Living Room/Dining Room 21'9" x 15'5" (6.64m x 4.70m)



Staircase leading to first floor, double glazed bay window to front and rear, coving to ceiling, laminate flooring, two radiators.

Another Aspect Of The Lounge/Dining Room

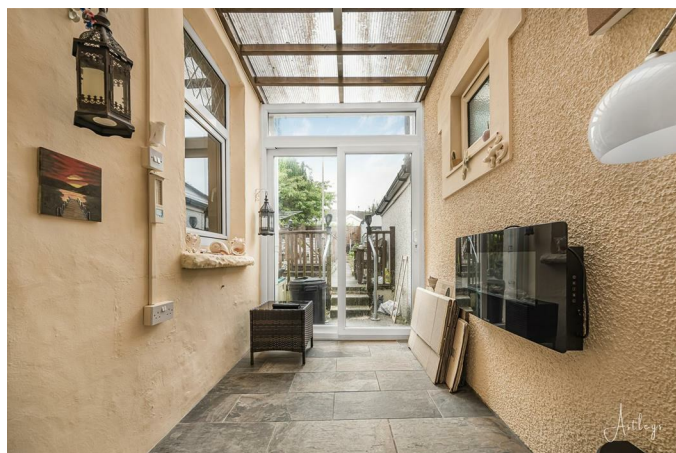


Kitchen 11'4" x 8'8" (3.45m x 2.63m)



Fitted with matching range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, fitted fridge/freezer, space for washing machine, dishwasher and cooker. Double glazed window to side, door leading to rear garden.

Rear Lean to Porch



Electric fireplace, sliding door leading to rear garden.

First Floor

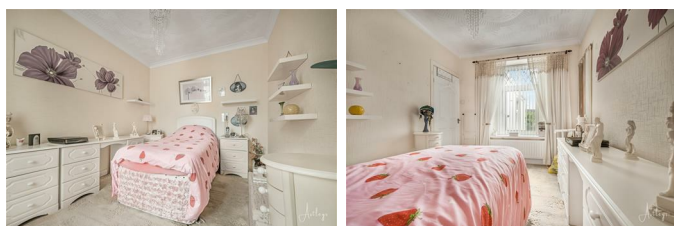
Landing

Bedroom 1 10'0" x 15'5" (3.05m x 4.70m)



Double glazed window to front, radiator, fitted carpet, coving to ceiling.

Bedroom 2 11'5" x 8'10" (3.48m x 2.70m)



Double glazed window to rear, radiator, fitted carpet, coving to ceiling.

Bathroom



Fitted four piece suite comprising a bath with shower over, wash hand basin and WC. Coving to ceiling, tiled walls, tiled flooring, radiator, frosted double glazed window to side.

External



To the front of the property is a gate leading to a small forecourt garden.

The rear boasts a low-maintenance rear garden, which features a paved area and a decking space, complemented by some flower beds, offering a delightful outdoor retreat.

Rear Garden



Agents note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 23 Mbps, Superfast 66 Mbps,

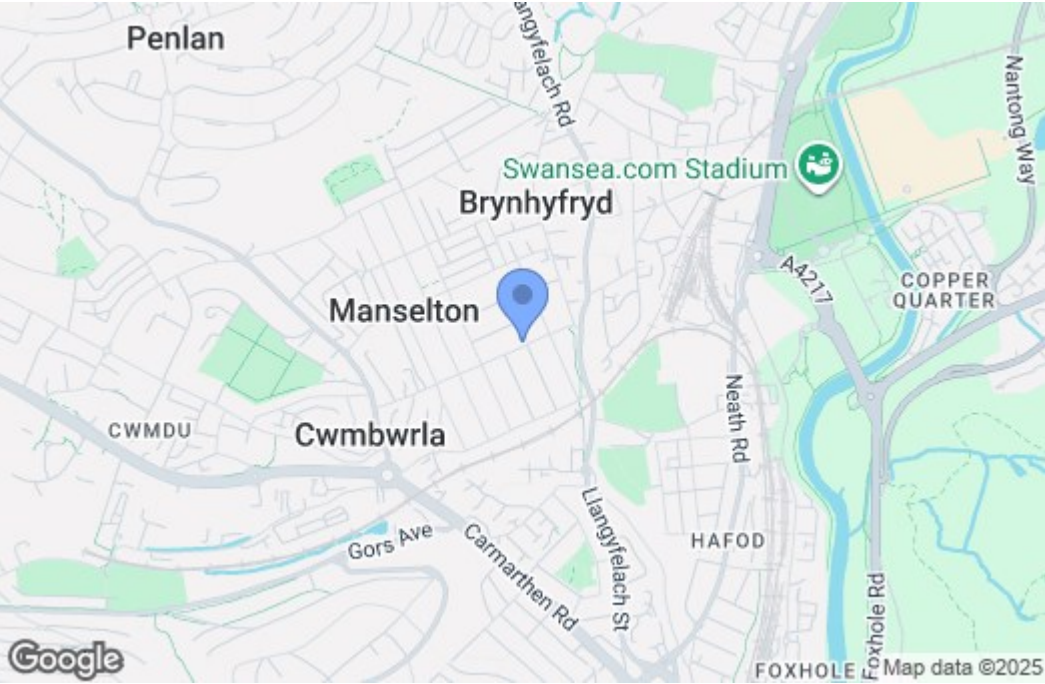
Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT, Sky, Virgin

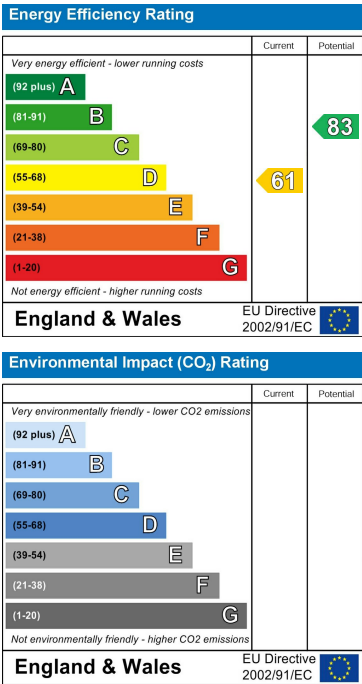
Floor Plan



Area Map



Energy Efficiency Graph



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