



22 Richard Street, Manselton, Swansea, SA5 8PE

£130,000

In the vibrant heart of Manselton, Swansea, this terraced house on Richard Street presents a remarkable opportunity for those seeking a property with significant potential. Spanning an impressive 1,087 square feet, this home is in need of renovation, allowing you to infuse your personal style and vision into the space. Upon entering, you are greeted by an entrance porch that leads into a hallway, guiding you to the spacious lounge and dining area. The kitchen, which includes a lean-to, offers additional space for storage or utility purposes, while a convenient wet room is also located on this level. As you ascend to the first floor, you will find three bedrooms. The property's location is particularly advantageous, providing easy access to Swansea city centre and excellent transport links, including both train and bus services. Local amenities are just a stone's throw away, ensuring that all your daily needs are met with utmost convenience. With no chain involved, this property stands as an ideal choice for investors looking for a promising rental opportunity.

The Accommodation Comprises

Ground Floor

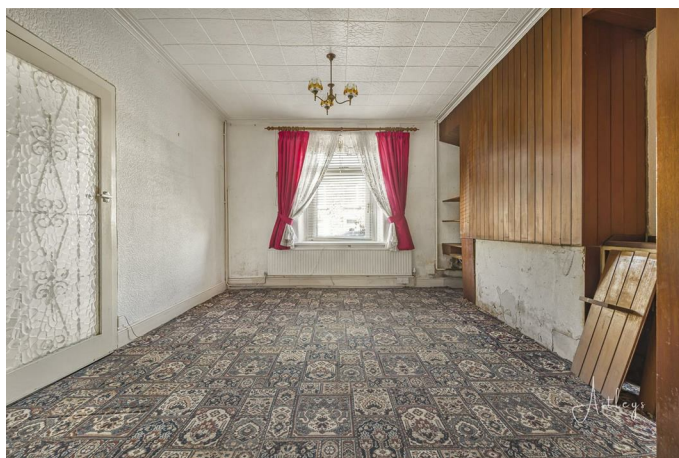
Porch

Entered via door to front, tiled flooring, door to the hallway.

Hall

Radiator, staircase to first floor, door to the lounge/dining room.

Dining Area 10'8" x 12'4" (3.24m x 3.76m)



Double glazed window to front, radiator, open plan to the lounge.



Lounge 11'7" x 14'3" (3.52m x 4.34m)



Leading from the dining area, window to rear, leading into the kitchen.

Kitchen 11'10" x 8'9" (3.61m x 2.67m)



Fitted with a range of wall and base units with worktop space, incorporating a stainless steel sink and drainer. Radiator, window to side, door to lean to and door to the wet room.

Lean-to



Double glazed window and door to rear.

Wet Room



Shower area, wash hand basin and WC. Radiator, door to storage room which is housing the boiler, frosted double glazed window to side, radiator.

First Floor

Landing

Storage cupboard.

Bedroom 1 10'10" x 14'6" (3.31m x 4.43m)



Two double glazed windows to front, radiator.

Bedroom 2 11'9" x 8'8" (3.58m x 2.65m)



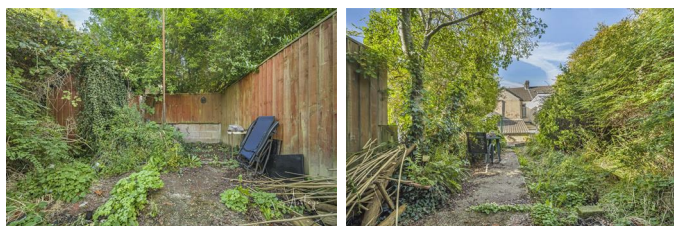
Window to rear, radiator.

Bedroom 3 11'8" x 9'0" (3.55m x 2.75m)



Window to side, radiator.

External



The front has a forecourt. The rear garden has a outside storage and steps to the rear garden.

Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 6 Mbps Superfast 140 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

Aerial Images



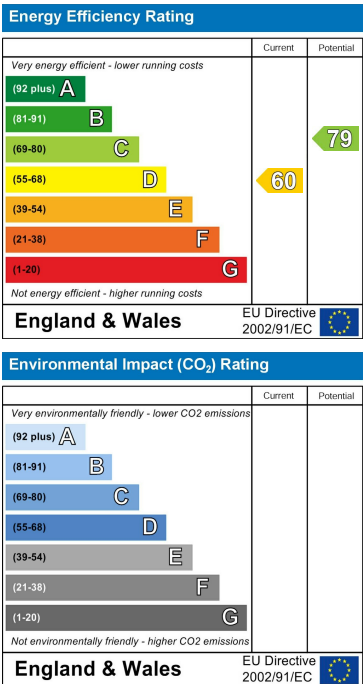
Floor Plan



Area Map



Energy Efficiency Graph



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