



## 96 Cecil Street, Manselton, Swansea, SA5 8QH

**£225,000**

A truly fantastic opportunity to acquire this immaculately presented property which has been extensively and professionally renovated to an exceptionally high standard. The ground floor features an inviting entrance hallway, a front facing lounge with bay window, dining room which leads into the kitchen with a modern high gloss kitchen. There is also a conveniently positioned downstairs utility room and bathroom. Upstairs, the first floor comprises four bedrooms and a contemporary shower room. Externally this property benefits from a front courtyard, to the rear is a lawned garden.

This property has undergone a complete renovation to produce this outstanding family home; which includes a New damp proof course, New central heating system, New electrical rewiring, New Plastering, New doors and skirtings, New kitchen, New bathroom, New carpets, and has been decorated to a high standard throughout. Every detail has been meticulously finished to create a luxurious and contemporary living space. The property also comes with Brand new kitchen appliances, newly fitted vertical blinds throughout, new fireplace and Pre-installed TV Brackets.

This property really does offer a turn key ready home. Early viewing is highly recommended to fully appreciate the quality of this Stunning Property.

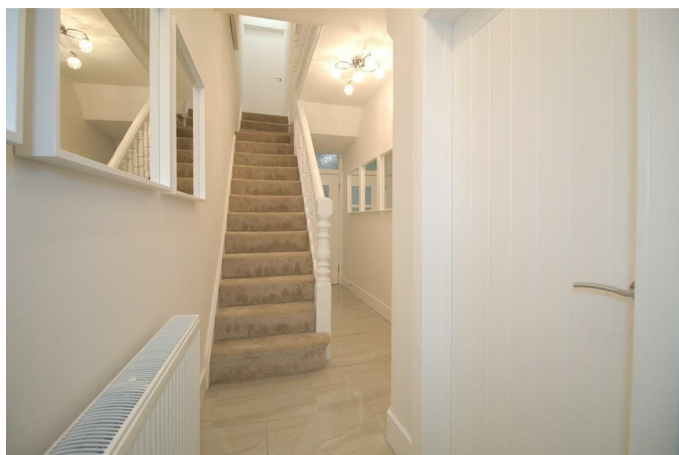
## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via door to front, door to hallway.

#### Hall



Tiled flooring, staircase to first floor with under-stairs storage cupboard, radiator.

#### Lounge 12'10" (into bay) x 11'11" (3.92m (into bay) x 3.64m)



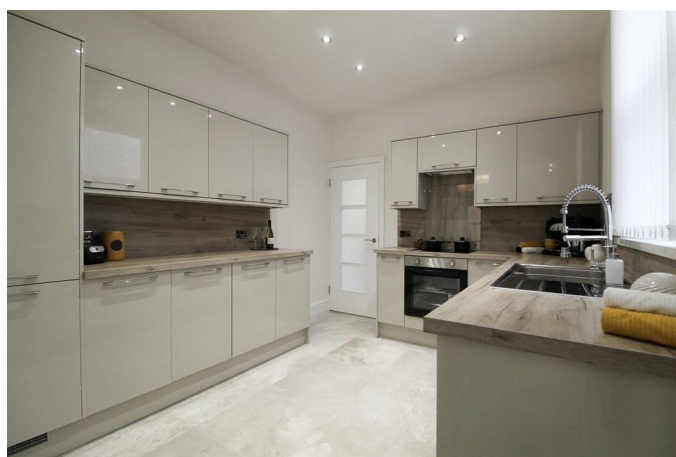
The lounge is a bright and welcoming space, featuring a double-glazed bay window to the front fitted with blinds, allowing for plenty of natural light. A modern wall-mounted electric fire adds a stylish focal point, while ceiling spotlights, new carpets and a radiator complete the room.

#### Dining Area 12'0" x 9'10" (3.65m x 3.00m)



The dining room enjoys a pleasant outlook through a double-glazed window to the rear fitted with blinds. Finished with tiled flooring and ceiling spotlights, the room offers a modern and practical setting for family meals. An open layout leads directly into the kitchen, creating a seamless flow between the two areas.

#### Kitchen 11'8" x 9'8" (3.56m x 2.95m)



The kitchen is beautifully appointed with a stylish and coordinated range of wall and base units, offering ample worktop space for everyday use. It features a 1.5 bowl stainless steel sink, along with integrated appliances including a built-in fridge/freezer and dishwasher, electric oven and four-ring electric hob. A double-glazed window to the side fitted with blinds, tiled flooring and a radiator. A door leads through to the utility room for added convenience.

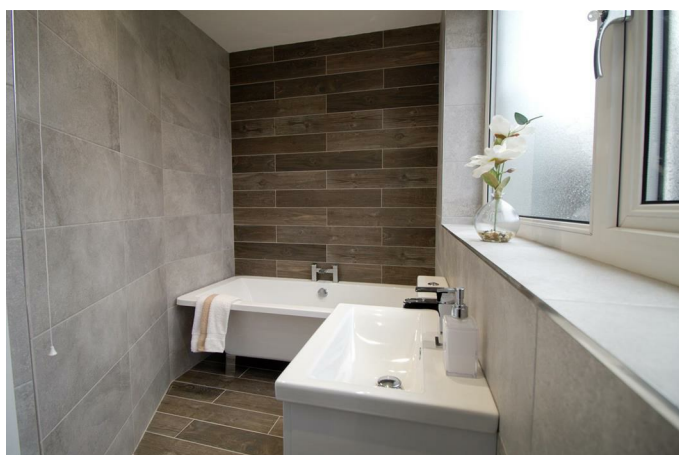


### Utility Room 5'5" x 9'8" (1.64m x 2.95m)



Leading from the kitchen is the utility room, fitted with wall unit and cupboard housing the boiler, additional worktop space, providing practical storage and functionality. Including brand new washing machine and tumble dryer. The room benefits from a double glazed window to the side fitted with blinds and a double glazed door, also to the side, offering access to the rear garden. A door from the utility room also leads directly into the bathroom.

### Bathroom



Fitted with a modern three piece suite comprising bath, vanity wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring, ceiling spotlights, frosted double glazed window to rear.

### First Floor

### Landing

Storage cupboard.

### Bedroom 1 11'5" x 10'0" (3.47m x 3.05m)



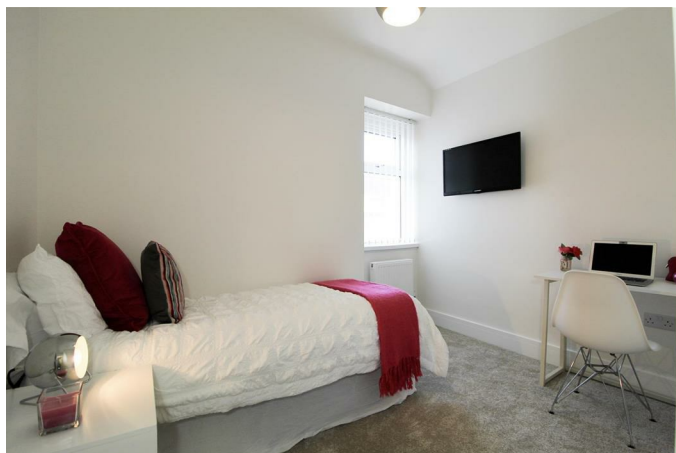
Double glazed window to front, radiator.

### Bedroom 2 10'11" x 9'8" (3.33m x 2.94m)



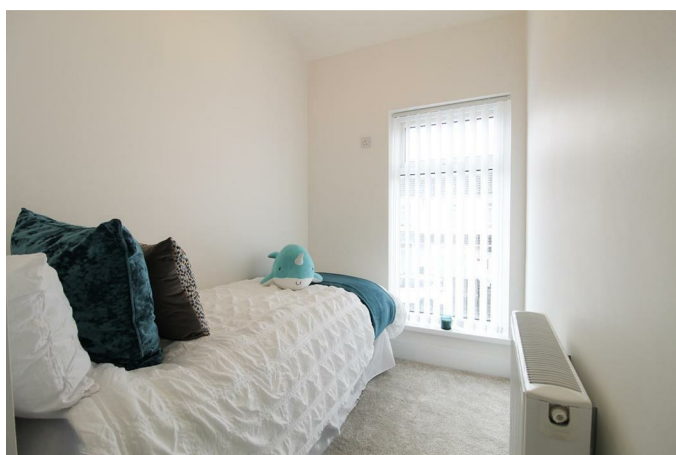
Double glazed window to rear, radiator.

### Bedroom 3 7'0" x 9'9" (2.14m x 2.98m)



Double glazed window to rear, radiator.

### Bedroom 4 6'7" x 5'8" (2.00m x 1.73m)



Double glazed window to front, storage cupboard, radiator.

### Shower Room



Three piece suite comprising tiled shower cubicle, vanity wash hand basin and WC. Tiled walls, heated towel rail, tiled flooring, double glazed window to side.

### External



Externally this property benefits from a front courtyard.

To the rear is a lawned garden with rear access.

### Agents Note

Tenure - Freehold

Council Tax Band - B

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

Parking - On Street & Permit Parking

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 1 Mbps Superfast 83 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

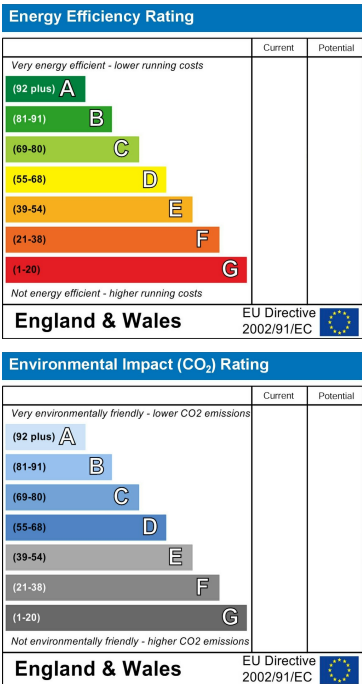
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.