



## 134 Mansel Road, Bonynmaen, Swansea, SA1 7JS

**£170,000**

Traditional Three-Bedroom Semi-Detached Home – No Chain. Welcome to this well-cared-for traditional three-bedroom semi-detached property, offered with no onward chain and perfectly suited for first-time buyers or families looking to make a home their own. The ground floor features an entrance porch, a welcoming hallway, a spacious open-plan lounge and dining room, and a functional kitchen. Upstairs, the first floor offers three bedrooms along with a bathroom that includes both a bath and a separate shower, providing versatility for everyday living. Externally, the property boasts front and rear gardens, with side access leading to a generously sized rear garden mainly laid to lawn and complete with a rear garage. Ideally located for convenient access to the M4, Swansea city centre, and the Swansea Enterprise Park in Llansamlet, this property presents a fantastic opportunity for buyers seeking a home with great potential for modernisation and personalisation.

## The Accommodation Comprises

### Ground Floor

#### Porch

Entered via double glazed door to front with two windows either side, door leading into the hallway.

#### Hall



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

#### Lounge 11'4" x 11'3" (3.45m x 3.43m)



Double glazed window to rear, coal effect gas fire set in surround, open plan to the dining area.



#### Dining Area 11'10" x 11'3" (3.60m x 3.43m)



Double glazed bay window to front, feature surround, radiator.

#### Kitchen 17'3" x 8'1" (5.25m x 2.46m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level electric double oven and four ring electric with pull out extractor hood over, radiator, wall mounted boiler, pantry cupboard, double glazed window to rear, double glazed door to side leading to the garden.

#### First Floor

#### Landing

Frosted double window to side, access to loft.

**Bedroom 1 11'11" x 11'3" (3.64m x 3.43m)**



Double glazed window to rear, radiator.

**Bedroom 2 11'0" x 11'1" (3.36m x 3.37m)**



Double glazed window to front, radiator.

**Bedroom 3 7'9" x 6'3" (2.35m x 1.90m)**

Double glazed window to front,

**Bathroom**



Five piece suite comprising bath, wash hand basin,

shower cubicle, bidet and WC. Cupboard with hot water tank, radiator, frosted double glazed window to side.

**External**



The property boasts front garden with side access to the rear. Nice sized rear garden mainly laid to lawn and complete with a rear garage with access of Chepstow Place



**Aerial View**



**Agents Note**

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.

Mains Water? or main

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 2 Mbps Superfast 52 Mbps Ultrafast  
1000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

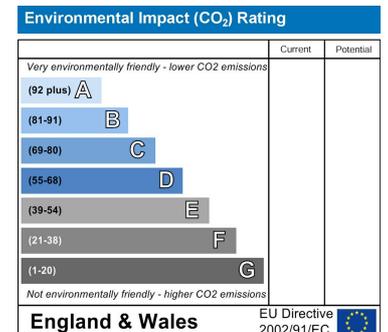
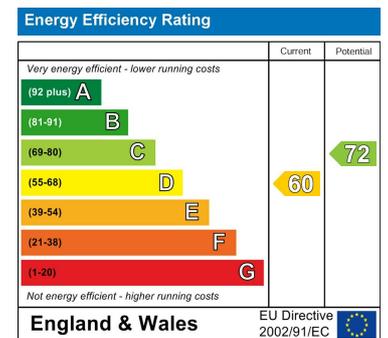
## Floor Plan



## Area Map



## Energy Efficiency Graph



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