



## Walters Street, £140,000

- NO ONWARD CHAIN
- Separate Living Room and Dining Room
- Prime Location
- Low Maintenance Garden
- Opportunity for BTL investment or first time purchase
- EPC Rating: D
- Council Tax: C



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## About the property

This semi-detached home is located in Manselton, a suburban area of Swansea and you can find the property a 6-minute walk away from Manselton Park which features mature trees, open grass areas, a playground, benches and bowling green, as well as the Swansea.com Stadium being a 7-minute drive. With close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. The area also offers excellent road and transport links for travel both locally and further afield.

The accommodation briefly comprises a welcoming entrance way, a spacious living room with bi-folding doors leading to the dining room and a fitted kitchen. Also on the ground floor, you can find a shower room with a shower cubicle, a hand wash basin and a WC.

To the first floor is an inviting landing area through to three well-proportioned bedrooms.

Externally, the property benefits from a rear garden with a flagged path running through and a brick built shed for storage and a tiled front patio featuring a wrap around to the rear of the property which can be gated off.



## Accommodation

### **Bedroom One**

8' 7" x 11' 9" ( 2.62m x 3.58m )

### **Bedroom Two**

7' 5" x 10' 6" ( 2.26m x 3.20m )

### **Bedroom Three**

6' 8" x 10' 7" ( 2.03m x 3.23m )

### **Dining Room**

10' 9" x 10' 4" ( 3.28m x 3.15m )

### **Lounge**

11' 8" x 11' 2" ( 3.56m x 3.40m )

### **Kitchen**

14' 8" x 13' 9" ( 4.47m x 4.19m )

### **Shower Room**

9' 6" x 4' 7" ( 2.90m x 1.40m )

### **Wc**

3' 8" x 5' 5" ( 1.12m x 1.65m )

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## Floorplan



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