



85 Manor Road, Manselton, Swansea, SA5 9PN

£190,000

Viewing is highly recommended, and with no onward chain, this beautifully presented mid-terrace home offers an exceptional opportunity for first-time buyers, growing families, or those seeking a spacious and well-maintained property in a highly convenient residential location. Extending to approximately 1,141 sq ft, the accommodation has been thoughtfully updated and modernised to provide comfortable contemporary living while retaining plenty of character and charm. Upon entering the property, you are welcomed by a practical entrance porch leading into a generous hallway. The spacious lounge is a particular highlight, featuring an attractive bay window that allows natural light to flood the room, creating a bright and inviting living space. To the rear, the dining room offers an ideal setting for family meals, flowing seamlessly into the recently fitted contemporary kitchen. The first floor comprises three bedrooms, two of which benefit from charming feature fireplaces that add character and a well-appointed family bathroom completes the first-floor accommodation. Externally, the property enjoys an enclosed rear garden, offering an excellent space and features a patio area alongside a section of artificial lawn providing an attractive, low-maintenance outdoor space. Situated in the popular residential area of Manselton, the property enjoys excellent access to a wide range of local amenities. Nearby are local shops, supermarkets, cafés and schools making day-to-day living exceptionally convenient. The property is ideally positioned for access to Swansea City Centre, Parc Tawe Retail Park. Families will appreciate the proximity to local primary and secondary schools, while commuters benefit from excellent transport links, including easy access to the Motorway. Early viewing is highly recommended to fully appreciate the space, presentation, and convenient location this wonderful home has to offer.

The Accommodation Comprises

Ground Floor

Porch 3'9" x 3'6" (1.14m x 1.06m)

Entrance door to front, tiled flooring, door leading into the hallway.

Hall 18'10" x 6'1" (5.74m x 1.85m)



Staircase to first floor with understairs storage cupboard, tiled flooring, radiator.

Lounge 26'1" (into bay) x 12'1" (7.96m (into bay) x 3.69m)



A spacious and light-filled lounge benefiting from a double glazed bay window to the front and an additional double glazed window to the rear, allowing an abundance of natural light to flow throughout the room with two radiators.



Dining Room 13'0" x 10'1" (3.96m x 3.07m)



The dining room is a bright and versatile space featuring two double glazed windows to the side elevation, allowing for plenty of natural light. Finished with tiled flooring and a radiator. The room provides an ideal setting for family dining and entertaining. A door leads directly into the kitchen, creating a convenient flow between the living spaces.

Kitchen 13'7" x 10'1" (4.15m x 3.07m)



The recently fitted kitchen has been stylishly designed and is well equipped with a range of modern wall and base units complemented by ample worktop space. Features include a 1½ bowl sink unit with tiled splashbacks, space for a fridge/freezer, dishwasher and washing machine, as well as a built-in electric oven and four-ring hob with extractor hood above. A double glazed window overlooks the rear garden,

while a double glazed door provides direct access outside. Additional benefits include a radiator and contemporary ceiling spotlights, creating a bright and functional space ideal for everyday living.



First Floor

Landing 19'7" x 6'1" (5.96m x 1.85m)

Storage cupboard with access to loft.

Bedroom 1 10'6" x 15'11" (3.19m x 4.85m)



Generously sized double room featuring two double glazed windows to the front elevation, allowing for an abundance of natural light. A charming feature fireplace adds character and a focal point to the room and radiator.

Bedroom 2 12'2" x 9'11" (3.70m x 3.03m)



Double glazed window to rear, feature fireplace, radiator.

Bedroom 3 7'9" x 10'5" (2.37m x 3.18m)



Double glazed window to rear, cupboard housing the boiler, radiator.

Bathroom 7'1" x 6'8" (2.17m x 2.02m)



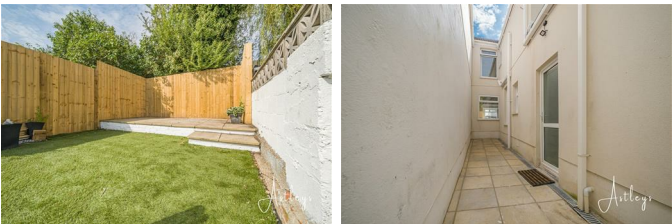
Three piece suite with comprising, bath with shower over, wash hand basin and WC. Tiled walls, radiator, double glazed window to side.

External



To the front of the property is a well-kept forecourt, offering an attractive and tidy approach to the home.

The rear garden is fully enclosed, low maintenance, and well presented, featuring a paved patio area, a section of artificial lawn and an additional patio seating area, making it an ideal space for outdoor relaxation and entertaining.



Aerial Images



Agents Note

Tenure _ Freehold

Council Tax Band - B

Parking - On Street & Permit Parking

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 3 Mbps Superfast 80 Mbps Ultrafast

10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

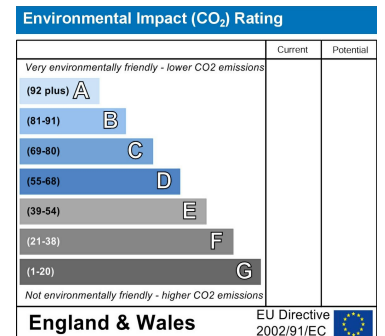
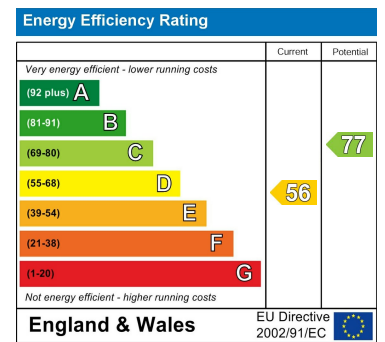
Floor Plan



Area Map



Energy Efficiency Graph



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