



**3 Major Street, Manselton, Swansea, SA5 9NN**

**Asking Price: £149,950**

- An Extended Three Bedroom Mid Terrace Property
- Popular And Sougnt After Residential Area
- Immaculately Presented Throughout
- Attic Room
- Two Bedrooms
- Ideal First Time Purchase
- Freehold Title
- Ground Floor Bathroom



**Entrance Hallway**

Entered via double glazed front door, feature glass blocks and inner door giving access to:-

**Lounge/dining Room**

6.678m x 4.647m (21' 11" x 15' 3")

A good size room open plan effect with staircase giving access to the first floor, understairs storage cupboard space, double glazed window to front aspect and double doors that open onto:-

**Kitchen**

3.376m x 2.898m (11' 1" x 9' 6") 3.376m x 2.898m (11' 1" x 9' 6")

A recently fitted and well appointed modern kitchen with a good selection of matching base and wall units in grey with colour coordinated roll top work surface space and preparation area incorporating one and a bowl ceramic sink unit with copper hot and cold mixer taps over, built in fan assisted electric oven and built in microwave unit, four ring gas hob and extractor canopy over, plumbing for automatic washing machine and tumble drier, integral fridge/freezer, wall mounted boiler (supplying domestic hot water and gas central heating), double glazed window to the side and door to:-

**Rear Lobby**

1.441m x 0.982m (4' 9" x 3' 3")

With double glazed door giving access to side and rear and further door to:-

**Shower Room**

2.750m x 1.039m (9' 0" x 3' 5")

A three piece suite comprising double base walk in shower cubicle housing chrome mains shower, vanity wash hand basin, low level W.C, half tile walls, ceramic tile flooring and double glazed frosted window to the rear.

**First Floor Landing**

With staircase giving access to an attic style room, small double glazed window to the rear and doors to:-

**Bedroom One**

3.263m x 2.983m (10' 8" x 9' 9")

with laminate flooring and double glazed window to front aspect.

**Bedroom Two**

2.925m x 2.576m (9' 7" x 8' 5")

With double glazed window looking onto rear garden.

**Attic Style Room**

Accessed off first floor landing an attic style room (limited head room) suitable for many purposes such as playroom, office, child's bedroom or storage. Velux roof windows to front and rear.

**External.**

To the front of the property is on street parking. To the rear there is a secure and enclosed low maintenance garden with fenced boundaries.

**Disclaimer**

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



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