



## Iorwerth Street, Manselton, Swansea, SA5 9NP

Asking Price: £179,000

- Well Presented And Thoughtfully Extended 3 Bedroom Terrace Property
- Ready For Immediate Occupation
- First Floor Bathroom
- Enclosed Level Rear Garden
- Ideal First Time Buy Or Comfortable Family Home
- Two Reception Rooms
- Popular And Sought After Residential Area



**Entrance Porch**

Entered via double glazed front door to porch with inner door to:-

**Hallway**

With solid wood flooring, staircase giving access to the first floor, coving and doors to:-

**Sitting Room**

3.34m x 3.19m (10' 11" x 10' 6")

With coving and double glazed window to front aspect.

**Dining Room**

4.09m x 3.39m (13' 5" x 11' 1")

A good size light and airy open plan effect room with spindled staircase giving access to the first floor, continued solid wood flooring, open fire place, under stairs storage area, fitted shelves to recess, double glazed window to rear aspect and half glazed door to:-

**Kitchen**

3.76m x 2.61m (12' 4" x 8' 7")

A fully fitted modern kitchen with a good selection of matching base and wall units in beech with chrome handles, colour coordinated work surface space and preparation area incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring ceramic hob with extractor canopy over, plumbing for automatic washing machine and vented for tumble drier, wall mounted boiler (supplying domestic hot water and gas central heating), part tiled walls, ceramic tile flooring, double glazed window to side aspect and double glazed door giving access to side and rear.

**First Floor Landing**

With built in storage cupboard space, attic hatch and doors to:-

**Bedroom One**

4.28m x 3.20m (14' 1" x 10' 6")

A good size bedroom with inset spot lighting and double glazed window to front aspect.

**Bedroom Two**

3.38m x 2.48m (11' 1" x 8' 2")

With coving and double glazed window to rear looking onto rear garden.

**Bedroom Three**

2.59m x 1.88m (8' 6" x 6' 2")

With Double glazed window to side aspect.

**Bathroom**

1.79m x 1.71m (5' 10" x 5' 7")

A three piece modern suite in white comprising panel bath with electric shower over, wash hand basin, low level W.C, heated chrome towel rail, shaver point, part tiled wall, ceramic tile flooring, extractor fan and double glazed frosted window to side aspect.

**External**

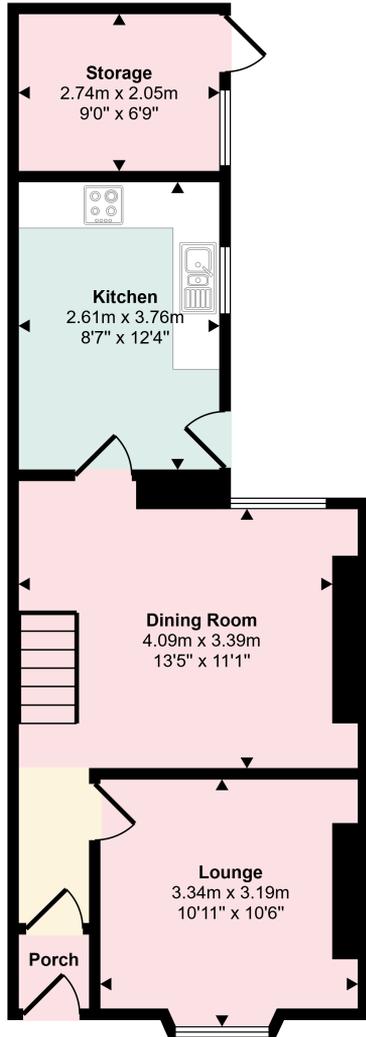
A level private garden designed for both relaxation and versatility. The paved patio area offers the perfect setting for outdoor dining or entertaining, while the well-maintained lawn provides a safe and inviting space for children and pets to enjoy. Attractive flower borders add colour and character throughout the seasons, all framed by secure wall boundaries for added privacy. Completing the space is a good size brick-built store shed, ideal for storage, a workshop, hobby room, or even a potential home office offering flexibility to suit a variety of needs.

**Disclaimer**

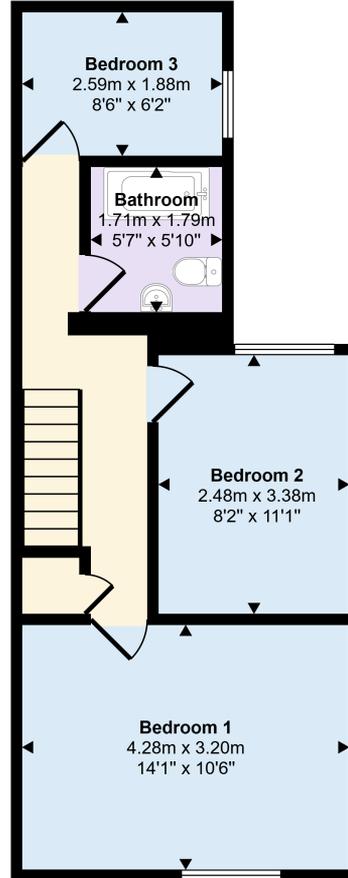
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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 advisers.



Approx Gross Internal Area  
87 sq m / 938 sq ft



**Ground Floor**  
Approx 47 sq m / 505 sq ft



**First Floor**  
Approx 40 sq m / 434 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

