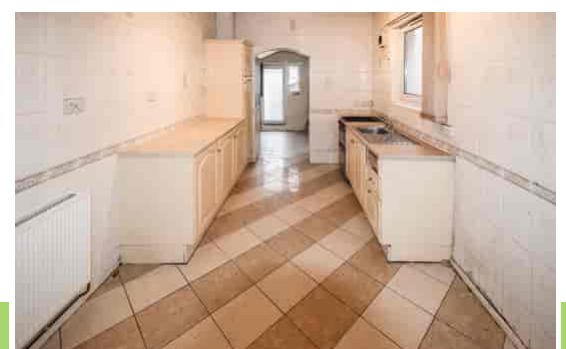




**33 Approach Road, Manselton, Swansea, SA5 8PD**

**Asking Price: £129,500**

- Mid Terrace Property
- Two Reception Room
- Vacant Possession No Chain
- Two Bedrooms
- First Floor Bathroom
- Enclosed Rear Garden



**Entrance**

1.370m x 1.036m (4' 6" x 3' 5")

Entered via double glazed front door, Terrazzo style flooring, fully tiled walls and inner half glazed door to:-

**Hallway**

With Beech effect laminate flooring, staircase giving access to the first floor, understairs storage cupboard space, ceiling rose and doors to:-

**Lounge**

3.927m x 3.088m (12' 11" x 10' 2")

With feature stone fireplace with inset gas fire and marble hearth, ornate original coving, Beech effect laminate flooring, frosted window to hallway, double glazed bay window to front aspect and opening to:-

**Dining Room**

3.249m x 3.756m (10' 8" x 12' 4")

With continued beech effect laminate flooring, inset coal fire and 'tilt and turn' double glazed window to the rear.

**Kitchen**

2.710m x 4.249m (8' 11" x 13' 11")

Fitted with a range of matching base units, roll top work surface space incorporating single drainer sink unit, electric cooker point, understairs storage, double glazed window to side aspect and feature archway to:-

**Utility Room/rear lobby**

2.097m x 1.708m (6' 11" x 5' 7")

With ceramic tile flooring, double glazed window and door to the rear

**Cloakroom**

0.885m x 1.319m (2' 11" x 4' 4")

With continued ceramic tile flooring, low level W.c, electric wall mounted heater and double frosted window to the rear.

**First Floor Landing**

with double glazed window to side aspect, attic hatch, built in storage cupboard space and doors to

**Bedroom One**

5.081m x 3.115m (16' 8" x 10' 3")

With 2 double glazed 'tilt and turn' windows to front aspect.

**Bedroom One**

5.081m x 3.115m (16' 8" x 10' 3") with 2 double glazed 'tilt and turn' windows to front aspect.

**Bedroom Two**

2.930m x 3.799m (9' 7" x 12' 6")

with double glazed 'tilt and turn' window to the rear.

**Bathroom**

2.742m x 3.446m (9' 0" x 11' 4")

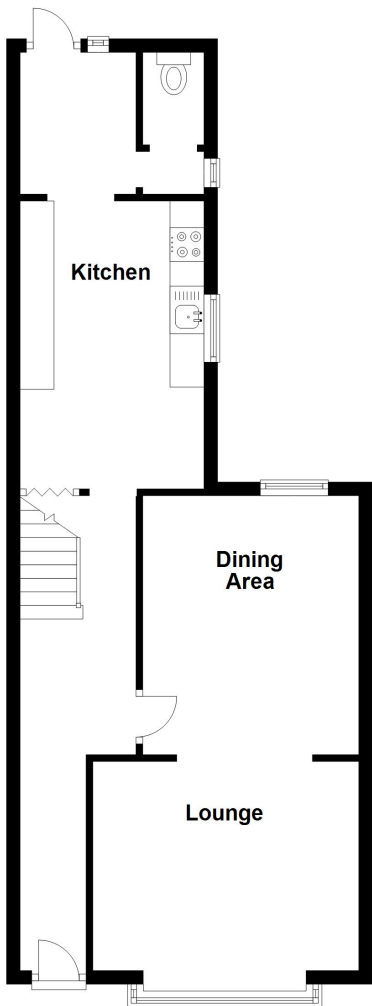
A three piece suit in white comprising panel bath, low level WC, wash hand basin, part tiled walls, built-in airing cupboard space (housing boiler supplying domestic hot water and gas central heating) and double glazed window to the rear.

**Disclaimer**

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



**Ground Floor**



**First Floor**

