



3 Major Street, Manselton, Swansea, SA5 9NN

Asking Price: £142,500

- 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 worksurface 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 mounte 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:-

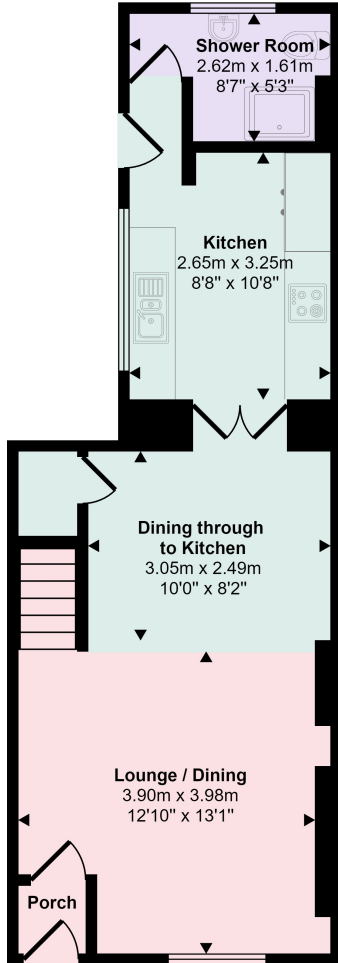
Bedroom One

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

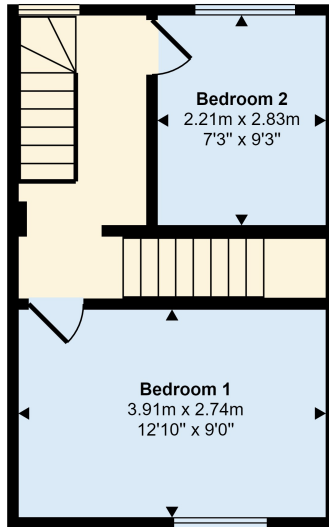
with laminate flooring and double glazed window to front aspect.



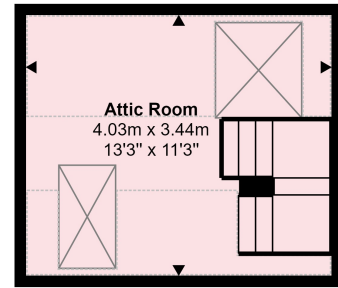
Approx Gross Internal Area
83 sq m / 889 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft



First Floor
Approx 26 sq m / 285 sq ft



Second Floor
Approx 14 sq m / 149 sq ft

Denotes head height below 1.5m

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.

