Offer Over £135,000

Situated within walking distance to Swansea City Centre and UWTSD Universities we are pleased to offer this spacious mid-terrace property on King Edward Road, Brynmill. The accommodation on offer comprises entrance hallway, rooms one, two, kitchen/dining room and w.c to the ground floor. To the first floor there can be found rooms three, four, and five and bathroom. Externally there is an enclosed garden to the rear and a range of permit and hourly parking bays to the front. The property would benefit from modernization and is ideally suited to property investors.

Threshold Sales would advise all potential purchasers liaise with Swansea Council with regards to renewing the HMO licence.

EPC Rating - TBC

113 King Edwards Road, Swansea, West Glamorgan. SA1 4LU.

Whilst every effort has been made to ensure the accuracy of the provided details, all potential purchasers must ensure they have checked all measurements and information herein themselves. These particulars do not form part of any contract.
Ground Floor

Entrance Hall
Entered via door to front, stairs to first floor, radiator.

Room 1
4.05m x 3.46m (13' 3" x 11' 4")
Double glazed bay window to front, radiator, feature fireplace.

Room 2
3.46m x 3.03m (11' 4" x 9' 11")
Door to rear, radiator, alcove storage.

Kitchen/Dining Room
Fitted with a range of wall and base units with worktop over, stainless steel sink and drainer with tap over, plumbed for washing machine and dishwasher, space for free standing cooker, wall mounted gas boiler, tiled splashbacks, window to side and rear, door to side, radiator.

W.C.
w.c., wash hand basin.

First Floor

Landing
Storage cupboard, doors off;

Bedroom 1
4.89m x 3.50m (16' 1" x 11' 6")
Bay window to front, radiator, feature fireplace, alcove storage

Bedroom 2
3.49m x 3.12m (11' 5" x 10' 3")
Window to rear, feature fireplace, radiator, built in storage.

Bedroom 3
4.02m x 3.41m (13' 2" x 11' 2")
Door and window to rear, radiator.

Bathroom
Three piece suite comprising bath with shower over, pedestal wash hand basin and w.c.

External
Enclosed garden to rear.

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