

FOR SALE

£179,995 Freehold



## Cromwell Street, Swansea, West Glamorgan SA1 6EX

- Five Bedroom HMO Property
- Bathroom and Shower Room
- Well-presented with recent boiler and renewed flat roof
- Furniture Included
- Gas Central Heating



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## PROPERTY DESCRIPTION

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Bay is delighted to offer for sale, this mid-terrace, five bedroom licensed HMO located in central Swansea. Set over two floors, the property briefly comprises an entrance hallway leading to two bedrooms, a living room, kitchen and shower room to ground floor. Upstairs, there are three further bedrooms and a bathroom. Externally the property has an enclosed rear yard and fenced frontage with decorative pebbles. The property presents well with a renewed flat roof and combi-boiler installed in 2023.

Well located access to the city centre and within two miles of Swansea University's Singleton Campus. The property is available with furniture and appliances included. An ideal buy to let investment. Council Tax: Band C. EPC Rating: D



## ROOM DESCRIPTIONS

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### Hallway

Hardwood entrance door into entrance porch. , opening into main hallway with tiled flooring. Ceiling light fitting. Radiator. Carpeted staircase to first floor.

### Living Room

2.815m x 4.606m (9' 3" x 15' 1") [Measurements taken to furthest point of room]

Tiled flooring. Ceiling light fitting. White UPVC surround double glazed window to side. Radiator

### Kitchen

2.805m x 4.466m (9' 2" x 14' 8") [Measurements taken to furthest point of room to include shower room]  
Tiled flooring. White uPVC surround double glazed window to side, and door leading to rear yard. Tiled flooring. Ceiling light fitting. A range of base and wall units with tiled splash back incorporating a hardwood effect laminate work surface, inset stainless steel sink and drainer unit, plumbing for washing machine, integrated 4 ring electric hob and oven with extractor fan over. Wall mounted gas combi boiler. Radiator. Door leading to shower room.

### Shower Room

1.052m x 1.559m (3' 5" x 5' 1") [Measurements taken to furthest point of room]

Tiled flooring. Ceiling light fitting. White uPVC surround double glazed window to rear, Respotex walls. Shower cubicle with sliding glass door. Wall mounted sink with mixer tap. Low level WC. Heated towel rail.

### Bedroom 1

4.470m x 3.744m (14' 8" x 12' 3") [Measurements taken to furthest point of room an into window space]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed bay window to front. Radiator.

### Bedroom 2

3.075m x 3.356m (10' 1" x 11' 0") [Measurements taken to furthest point of room and into alcove]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

### First Floor Landing

Tiered landing with fitted carpet. ceiling light fitting. Access to attic space. Doors leading to

### Bedroom 3

4.802m x 4.460m (15' 9" x 14' 8") [Measurements taken to furthest point of room and into window space]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed bay window to front. Radiator.

### Bedroom 4

3.066m x 3.420m (10' 1" x 11' 3") [Measurements taken to furthest point of room and into alcove]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

### Bedroom 5

2.884m x 3.675m (9' 6" x 12' 1") [Measurements taken to furthest point of room]

Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

### Bathroom

1.827m x 1.806m (6' 0" x 5' 11") [Measurements taken to furthest point of room]

Tiled flooring. White uPVC surround double glazed window to side with frosted glass. Paneled bath with shower over. Pedestal wash hand basin. Low level WC, Wall tiling behind bath. Heated towel rail.

### External

Enclosed rear yard and fenced frontage with decorative pebbles. Street parking with permit (available through Swansea Council). Some free street parking for limited time periods.

### Tenure & Utilities

Tenure: Freehold

Council Tax: Band C



# FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

## Bay Estates & Lettings Agents

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