



**St Helens Avenue, Swansea, SA1 4NF**

**Asking Price: £235,000**

- Four Bedrooms
- Communal Lounge
- Mid Terrace HMO Property
- A Must See Property
- Freehold Title
- Fantastic Investment Opportunity
- Immaculately Presented Throughout
- Popular And Convenient Residential Area
- No Forward Chain
- 2 Shower Rooms



**Entrance Porch**

Entered via double glazed front door giving access to porch with tiled flooring and inner half glazed door to:-

**Hallway**

With staircase giving access to half landing and first floor landing, ceramic tile flooring and doors to:-

**Bedroom/Room One**

4.298m x 3.206m (14' 1" x 10' 6")

With picture rail, built in cupboard and double glazed bay window to front aspect.

**Bedroom/Room 2**

3.35m x 2.42m (11' 0" x 7' 11")

With chrome spot lighting and double glazed window to the rear.

**Communal Lounge**

3.70m x 2.78m (12' 2" x 9' 1")

With understairs storage cupboard space, double glazed window to side aspect, ceramic tile flooring and opening to:-

**Kitchen**

4.47m x 2.71m (14' 8" x 8' 11")

A fully fitted modern kitchen with a good selection of matching base and wall units in high gloss with chrome handles, colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold taps over, electric cooker with stainless back panel and extractor canopy over, plumbing for automatic washing machine and tumble drier, part tiled walls, ceramic tile flooring, space for fridge freezer, spot lighting, double glazed window looking onto rear garden and double glazed door to side and rear.

**First Floor Half Landing**

With doors to:-

**Shower Room One**

2.48m x 1.88m (8' 2" x 6' 2")

A three piece suite comprising double base walk in half glazed shower cubicle with part respatex walls housing mains shower, wash hand basin, low level W.C, attic hatch, extractor fan and double glazed frosted window to the rear.

**Shower Room 2**

2.11m x 1.67m (6' 11" x 5' 6")

A three piece suite comprising walk in glazed shower cubicle housing Mira electric shower, vanity wash hand basin, low level W.C, part tiled walls, built in airing cupboard space housing Worcester boiler (supplying domestic hot water and gas central heating) extractor fan and double glazed frosted window to side aspect.

**First Floor Full Landing**

With doors to:-

**Bedroom/Room Three**

3.550m x 2.443m (11' 8" x 8' 0")

With built in cupboard space and double glazed window to the rear.

**Bedroom/Room Four**

5.074m x 3.716m (16' 8" x 12' 2")

With built in cupboard, spot lighting and 2 double glazed windows to front aspect.

**External**

To the rear of the property is a low maintenance enclosed and level garden with fenced boundaries.

**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 adviser.



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