



St Helens Avenue, Swansea, SA1 4NE

Asking Price: £205,000

- Four Bedroom HMO Property
- Communal Living Space With Separate Fitted Kitchen
- Rented For The Next Academic Year
- Popular And Sought After Residential Area
- Freehold Title
- Two First Floor Shower Rooms
- Enclosed And Secure Garden To The Rear
- No Forward Chain



Entrance

Entered via front door to small porch with ceramic tile flooring and inner glazed door to:-

Hallway

With staircase giving access to the first floor, door giving access to basement and further doors to:-

Room One

4.325m x 4.025m (14' 2" x 13' 2")

A spacious light and airy room with double glazed window to front aspect.

Room Two

5.779m x 3.231m (19' 0" x 10' 7")

With light oak effect laminate flooring and double glazed window to rear aspect.

Communal Lounge

3.760m x 2.986m (12' 4" x 9' 10")

Fitted gas fire within feature stone surround and marble hearth, space for fridge freezer, double glazed window to side aspect and door to:-

Kitchen

3.034m x 2.345m (9' 11" x 7' 8")

A modern fitted kitchen with a range of base and wall units in beech with chrome handles, colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, electric cooker, space for under counter fridge and freezer, plumbing for automatic washing machine, part tiled walls, ceramic tile flooring, double glazed window to the rear and double glazed door giving access to side and rear.

First Floor Landing

With attic hatch and doors to:-

Room Three

4.296m x 3.580m (14' 1" x 11' 9")

With medium oak effect laminate flooring, fitted wardrobes and two double glazed windows to front aspect.

Room Four

3.833m x 2.867m (12' 7" x 9' 5")

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

Shower Room One

2.939m x 2.378m (9' 8" x 7' 10")

A three piece suite comprising walk in glazed shower cubicle housing electric shower, low level W.C, wash hand basin, fully tiled walls, ceramic tile flooring, extractor fan, attic hatch and double glazed frosted window to the rear.

Shower Room Two

2.018m x 1.255m (6' 7" x 4' 1")

A three piece suite comprising walk in glazed shower cubicle housing electric shower, wash hand basin, low level W.C, fully tiled walls, extractor fan, tile effect vinyl flooring and double glazed frosted window to the rear.

External

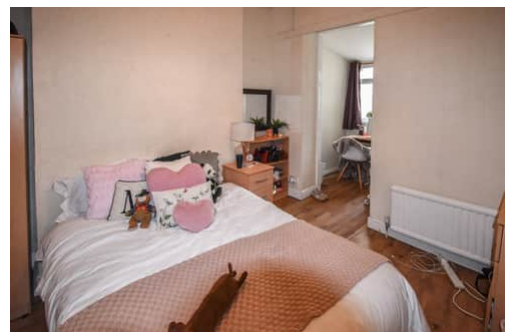
A safe and secure, level low maintenance enclosed garden with block pavior pathway stone wall boundaries and garden shed.

AGENTS NOTE

All 4 rooms are currently rented for the next academic year producing a net annual income of approximately £14,520 For further information please call our sales team on 01792 464757 option 1 for sales.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

