



**King Edwards Road, Swansea, SA1 4LN**

**Asking Price £390,000**

- Extended Mid Terrace HMO
- Popular And Highly Sought After Residential Area
- Three Storey With 7 Bedrooms
- Self Contained 1 Bedroom Annexe
- Fantastic Investment Opportunity
- Freehold Title



**Entrance**

Entered via front door giving access to:-

**Hallway**

With medium oak effect laminate flooring, dado rail, staircase giving access to the first floor and doors to:-

**Room 2**

4.456m x 4.343m (14' 7" x 14' 3")

With laminate flooring, moulded coving and double glazed bay window to front aspect.

**Room 3**

3.811m x 3.542m (12' 6" x 11' 7")

With laminate flooring and double glazed window to rear aspect.

**Room 4**

3.863m x 3.458m (12' 8" x 11' 4")

With window to rear.

**Lower Ground Floor**

Accessed from staircase from ground floor >

**Front Lobby**

4.410m x 1.683m (14' 6" x 5' 6")

With ceramic tile flooring, glazed door to small porch area and double glazed door to front aspect.

**Room One**

4.276m x 3.541m (14' 0" x 11' 7")

Accessed from front lobby, ceramic tile flooring and double glazed window to front aspect.

**Communal Lounge**

4.959m x 2.874m (16' 3" x 9' 5")

With ceramic tile flooring, sitting area and opening to:-

**Kitchen**

3.833m x 2.838m (12' 7" x 9' 4")

Fitted with a range of matching base and wall units and draw space, colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, two built in fan assisted electric cookers both with 4 ring gas hobs and extractor canopy over, space for fridge and freezer, ceramic tile flooring, part tile walls, wall mounted boiler (supplying domestic hot water and gas central heating)

**Utility Room**

4.205m x 1.429m (13' 10" x 4' 8")

With continued ceramic tile flooring, plumbing for automatic washing machine, double glazed door giving access to the rear garden and further doors to:-

**Shower Room**

2.058m x 0.979m (6' 9" x 3' 3")

A two piece suite comprising walk in glazed shower cubicle, ceramic tile flooring and wash hand basin.

**Seperate W.C**

1.547m x 1.099m (5' 1" x 3' 7")

With ceramic tile flooring and low level W.C.

**First Floor Split Landing**

With Doors to:-

**Shower Room**

3.348m x 2.040m (11' 0" x 6' 8")

A three piece suite comprising walk in glazed shower cubicle housing electric shower, wash hand basin, low level W.C, ceramic tile flooring, extractor fan and double glazed frosted window to side aspect.

**Bathroom**

2.774m x 1.472m (9' 1" x 4' 10")

A three piece suite comprising panel bath, wash hand basin, low level W.C, part tiled walls, ceramic tile flooring and double glazed frosted window to rear aspect.

**Full Landing**

With laminate flooring, attic hatch and doors to:-





**Room 5**

3.183m x 3.006m (10' 5" x 9' 10")

With laminate flooring and double glazed window to the rear.

**Room 6**

With double glazed window to the rear.

**Room 7**

3.690m x 2.470m (12' 1" x 8' 1")

With double glazed window to front aspect.

**Self Contained Annexe**

Accessed from the rear of the property a one bedroom dwelling with utility room, shower room and bedroom to the ground floor, whilst to the first floor there is a lounge that is open plan effect to kitchen area.

**External**

To the front of the property is a small driveway. To the rear of the property is a small and enclosed level garden.

**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 advisers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	84
England, Scotland & Wales	EU Directive 2002/91/EC	

