



29 Marlborough Road, Brynmill, Swansea, SA2 0EA

Asking Price: £229,950

- Fantastic Investment Property
- No Chain
- First Floor Bathroom
- Vacant Possession
- Communal Lounge Area
- Ideally Situated To Local Shops and Amenities
- Active HMO License



Entrance Porch

Entered via front door to small porch with tiled flooring and inner door to:

Hallway

With laminate flooring, staircase giving access to the first floor and doors to:

Bedroom 1

4.733m x 4.483m (15' 6" x 14' 8")

With coving and double glazed bay window to front aspect.

Cloakroom

1.096m x 1.114m (3' 7" x 3' 8")

Two piece suite comprising low level W.C, wash hand basin, ceramic tile flooring and double glazed frosted window to rear aspect.

Bedroom 2

3.577m x 3.021m (11' 9" x 9' 11")

With double glazed window to rear aspect.

Communal Lounge

4.237m x 3.095m (13' 11" x 10' 2")

With medium oak effect laminate flooring, double glazed window to side aspect and opening to:-

Kitchen

3.386m x 3.065m (11' 1" x 10' 1")

A fully fitted modern kitchen with a range of matching base and wall units in white, shaker style with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring gas hob and extractor canopy over, part tiled walls, laminate flooring, space for fridge freezer, plumbing for automatic machine, double glazed window to side aspect and double glazed door and window to the rear.

First Floor Landing

With doors to:-

Bedroom 3

With picture rail and two double glazed windows to front aspect.

Bedroom 4

3.552m x 3.218m (11' 8" x 10' 7")

With double glazed window to rear aspect.

First Floor Half Landing

With doors to:-

Bathroom

2.315m x 2.068m (7' 7" x 6' 9")

A three piece suite comprising panel bath with electric shower over and glazed side screen, low level W.C, wash hand basin and double glazed frosted window to side aspect.

Bedroom 5

3.247m x 2.887m (10' 8" x 9' 6")

With double glazed tilt and turn to rear aspect.

External

To the rear of the property is an enclosed and secure tiered garden with paved patio area.

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.



FRESH

We deliver on Service ...

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

