



Asking Price: £209,950

- Extended Three Storey HMO
- Two Kitchens
- Fantastic Investment Opportunity
- No Forward Chain
- 6 Bedrooms
- Two Bathrooms And A Cloakroom
- Popular An Convenient Residential Area



Entrance

Entered via front door to small porch, inner door then giving access to:-

Hallway

With ceramic tiled flooring, staircases giving access to both lower ground and first floors and doors to:-

Room One

4.593m x 4.308m (15' 1" x 14' 2")

With moulded ceiling and coving and double glazed window to front aspect.

Room Two

4.857m x 3.645m (15' 11" x 12' 0")

With coving, two built in storage cupboard spaces and double glazed window to rear aspect.

Room Three

3.300m x 3.026m (10' 10" x 9' 11")

With double glazed window to rear aspect

Lower Ground Floor

Accessed from main staircase from ground floor to lower hallway with doors to:-

Shower Room

2.174m x 1.101m (7' 2" x 3' 7")

With walk in glazed shower unit housing electric shower, extractor fan and Respatex walls.

Communal Lounge/Kitchen

6.799m x 2.973m (22' 4" x 9' 9")

A good size and comfortable room offering space to relax with seating area, ceramic tile flooring and coving. The lounge is open plan effect to a modern and fitted kitchen with a good selection of matching base and wall units and drawer space 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, continued ceramic tile flooring, part tiled walls, built in fan assisted electric cooker with 4 ring ceramic hob and stainless steel extractor canopy over, space for fridge freezer and double glazed window to rear aspect.

Kitchen 2

3.121m x 3.236m (10' 3" x 10' 7")

Fitted with a further range of matching base and wall units in beech with chrome handles, colour coordinate roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, ceramic tile flooring part tiled walls, space for fridge freezer, built in fan assisted electric oven, 4 ring ceramic hob and stainless steel extractor canopy over, double glazed window to side aspect and opening to:-

Utility Room

1.704m x 1.497m (5' 7" x 4' 11")

With wall mounted boiler (supplying domestic hot water and gas central heating), plumbing for automatic washing machine, double glazed window to rear aspect and door to:-

Cloakroom

1.618m x 1.138m (5' 4" x 3' 9")

A two piece suite comprising low level W.C, wash hand basin, Respatex walls and small double glazed frosted window to the rear.



First Floor Landing

With doors to:-

Room Four

3.827m x 2.702m (12' 7" x 8' 10")

With double glazed window to the rear giving open aspect views over Swansea Bay.

Room Five

4.881m x 4.064m (16' 0" x 13' 4")

A good size light and airy room with double glazed bay window to front aspect.

Room Six

With double glazed window to rear aspect.

Bathroom

2.324m x 1.490m (7' 7" x 4' 11")

A three piece suite comprising panel bath, low level W.C, wash hand basin and double glazed window to side aspect.

External

To the rear of the property is a low maintenance enclosed and level terrace 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 adviser.



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