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# FRESH

Estate & Letting Agents



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

**Asking Price: £229,950**

- A 4 Storey Mid Terrace Investment Opportunity
- Self Contained Basement Apartment With Main Dwelling Air B & B
- No Forward Chain
- Popular And Sought After Residential Area Close To All Local Amenities
- Generous Rental Yield



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## Self Contained Basement Flat

Entered via double glazed front door to:-

### Entrance

Entered via double glazed side door giving access to hallway with laminate flooring and doors to:-

### Bedroom

With double glazed window to front aspect.

### Lounge/kitchen

With beech effect laminate flooring, open plan effect to kitchen with fitted base and wall units with chrome handles, colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, cooker point, space for fridge, double glazed door and matching window to rear garden and opening to:-

### Shower Room

A three piece suite comprising walk in glazed shower cubicle housing electric shower, low level W.C, wash hand basin and small double glazed frosted window to rear aspect.

## Ground, First And Second Floor

Entered via double glazed front door.

### Entrance Hallway

With doors to:-

### Lounge

4.41m x 3.72m (14' 6" x 12' 2")

A good size light and airy room with medium oak effect laminate flooring, fitted shelves to recess with cupboard space under, textured ceiling with coving and double glazed bay window to front aspect.

## Kitchen/Breakfast Room

4.41m x 3.59m (14' 6" x 11' 9")

Step into a stylish, fully fitted modern kitchen and breakfast room designed for contemporary living, offering an impressive open-plan feel with a staircase providing access to the first floor. The space is beautifully appointed with a comprehensive range of fitted base and wall units in sleek grey, perfectly complemented by colour-coordinated roll-top work surfaces that provide ample preparation space. At the heart of the room sits a ceramic sink unit with hot and cold mixer taps, while practical features include plumbing for an automatic washing machine, a designated cooker point and an extractor fan. Medium oak-effect laminate flooring adds warmth and durability, enhanced further by elegant coving throughout. Natural light floods the room via two double-glazed windows overlooking the rear aspect, creating a bright, welcoming environment ideal for both everyday family life and entertaining.

## First Floor Landing

2.11m x 1.17m (6' 11" x 3' 10")

With double glazed window to rear aspect, door with staircase giving access to an attic style bedroom and further doors to:-

### Bedroom One

3.22m x 2.41m (10' 7" x 7' 11")

A good size master bedroom with built in storage cupboard and double glazed window to front aspect.

### Bedroom Two

3.63m x 1.98m (11' 11" x 6' 6")

With double glazed window to front aspect.

### Shower Room

1.99m x 1.78m (6' 6" x 5' 10")

A three piece suite comprising walk in glazed shower cubicle housing electric shower, wash hand basin, low level W.C, fully tiled walls and double glazed frosted window to rear aspect.

### Cloakroom

A two piece suite comprising low level W.C, wash hand basin and part tiled walls.





**Second Floor**

Accessed off the main first floor landing, staircase to an attic style bedroom.

**Attic Style Bedroom**

4.74m x 4.43m (15' 7" x 14' 6")

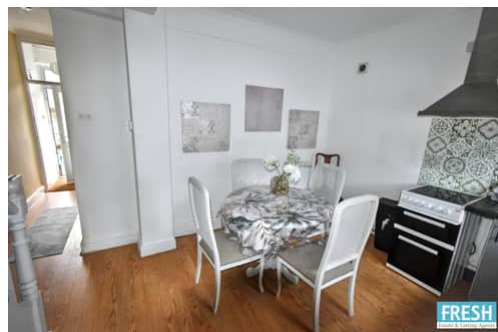
A spacious light and airy room with two Velux roof windows to front and rear and eaves storage space.

**External**

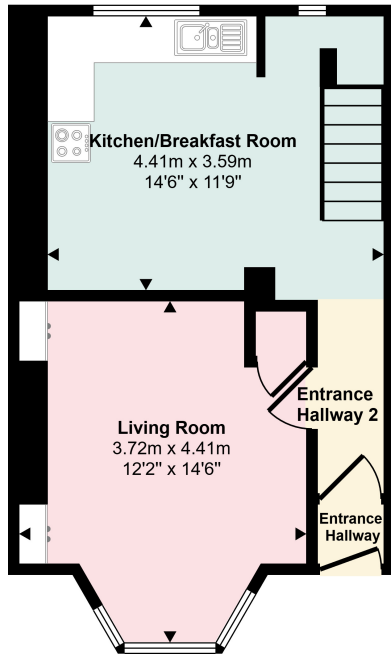
To the rear of the property is a low maintenance and enclosed garden with paved patio area.

**Disclaimer**

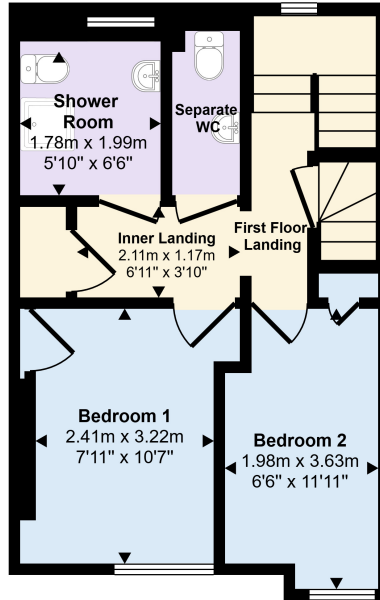
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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 advisers.

**External**

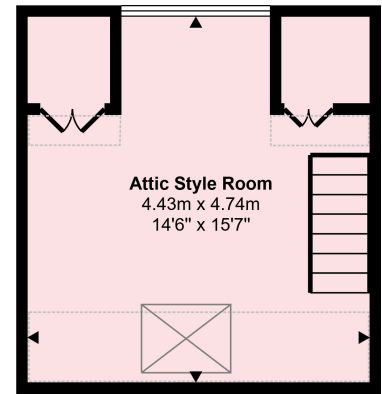
Approx Gross Internal Area  
90 sq m / 972 sq ft



Ground Floor  
Approx 35 sq m / 382 sq ft



First Floor  
Approx 34 sq m / 365 sq ft



Second Floor  
Approx 21 sq m / 226 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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

