



**188 Port Tennant Road, Port Tennant,
Swansea, SA1 8JN**
Asking Price: £199,950

- A Five Bedroom HMO Property
- Fantastic Investment Opportunity
- Two Bathrooms And Separate Cloakroom
- Freehold Title
- Extended Mid Terrace Property
- Popular And Sought After Residential Area
- No Forward Chain



Entrance Hallway

Entered via double glazed front door to hallway with staircase giving access to the first floor, medium oak laminate flooring and doors to:-

Room One

With double glazed window to front aspect.

Room Two

With fitted shelves to recess and double glazed window to rear aspect.

Shower Room

With walk in glazed shower cubicle housing mains shower, tiled walls and extractor fan.

Separate W.C

A two piece suite comprising low level W.C and wash hand basin.

Kitchen

A fully fitted modern kitchen with a range of matching base and wall units and drawer space in high gloss cream with chrome handles, colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, plumbing for automatic washing machine, ceramic tile flooring, brick effect tiled walls in white, wall mounted boiler (supplying domestic hot water and gas central heating) built in fan assisted electric cooker, 4 ring gas hob and extractor canopy over, space for fridge/freezer, double glazed window to side aspect and door to rear lean to.

First Floor Half Landing

With doors to:-

Room 5

With double glazed window to rear aspect.

Shower Room

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

Full Landing

With doors to:-

TV/Sitting Room

With laminate flooring and double glazed window to front aspect.

Room Three

With double glazed window to front aspect.

Room Four

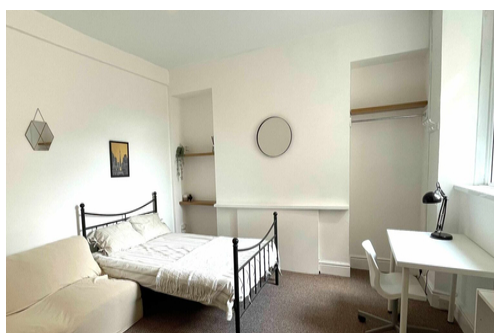
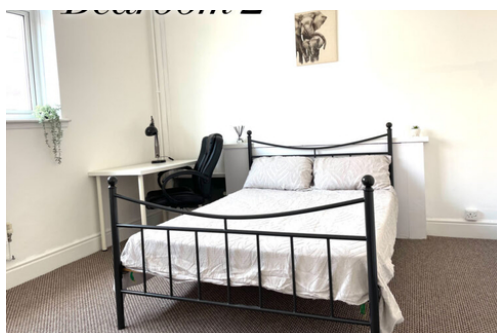
With double glazed window to rear aspect.

External

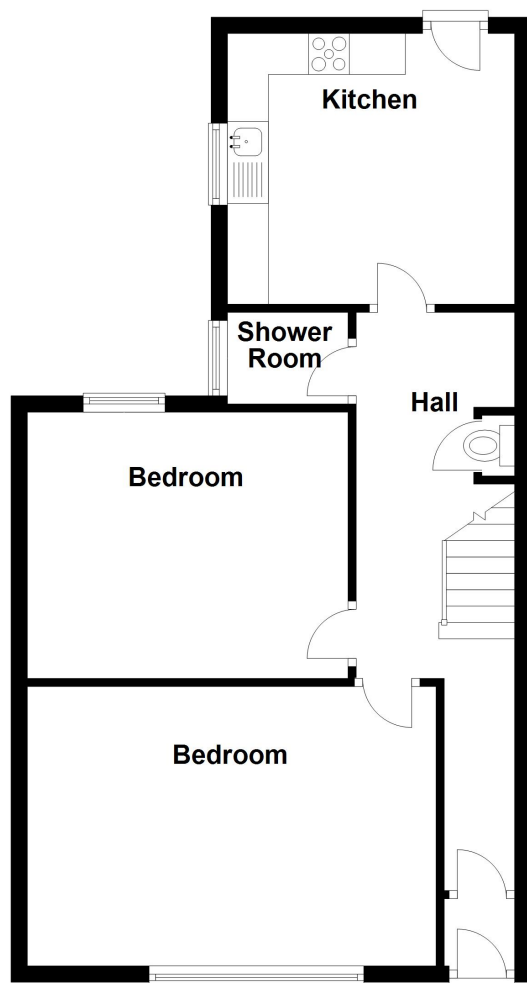
To the rear of the property is a small level and enclosed rear garden.

Disclaimer

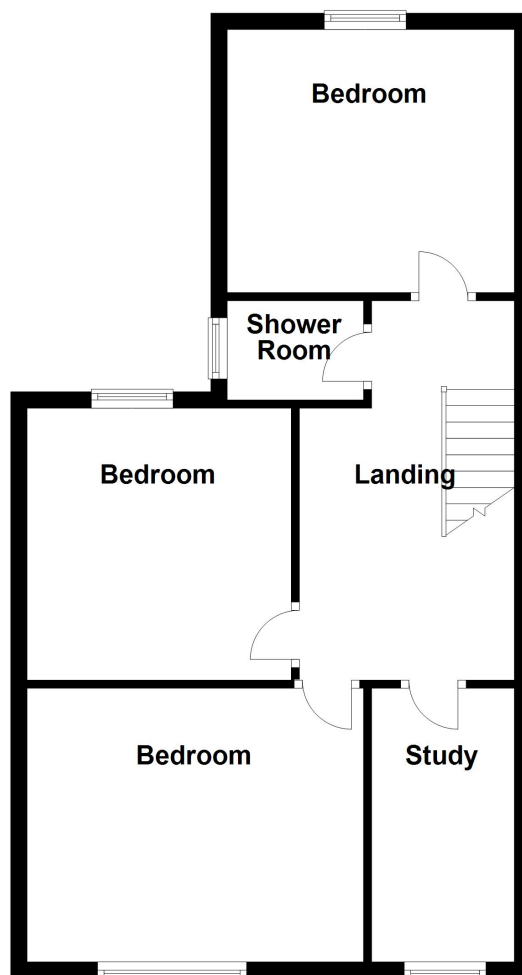
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation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



Ground Floor



First Floor



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

