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Estate & Letting Agents



74 Vivian Road, Sketty, Swansea, SA2 0UL

Asking Price: £265,000

- Mid Terrace HMO Property
- Popular And Convenient Residential Area
- Fantastic Investment Opportunity Or Family Home
- Well Presented Throughout
- Walking Distance To all The Local Shops And Amenities
- A Must See Property
- No Forward Chain



Tel 01792 464757

Email sales@freshsales.co.uk

Entrance

Entered via double glazed front door to hallway, ceramic tile flooring, moulded coving, wall mounted F2 fire alarm system, staircase leading to first floor and doors to:-

Room One

4.571m x 4.387m (15' 0" x 14' 5")

With beech effect laminate flooring, ornate marble fireplace with matching hearth and large double glazed bay window to front aspect.

Room Two

3.451m x 3.477m (11' 4" x 11' 5")

With beech effect laminate flooring and double glazed window to rear aspect.

Communal Lounge

4.284m x 3.155m (14' 1" x 10' 4")

With oak effect laminate flooring, under stairs storage cupboard space, tilt and turn double glazed window to side aspect and door to:-

Kitchen

3.283m x 3.135m (10' 9" x 10' 3")

A fully fitted and well appointed modern kitchen with a good selection of matching base and wall units in cream with wood effect work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 5 ring gas hob and stainless steel extractor canopy over, part tiled walls, medium oak effect laminate flooring, plumbing for automatic washing machine, inset spot lighting, integrated fridge and freezer, double glazed window and door to side.

First Floor Landing

With doors to:-

Shower Room

2.855m x 1.040m (9' 4" x 3' 5")

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

Bathroom

3.678m x 2.649m (12' 1" x 8' 8")

A three piece suite in white comprising panel bath with twin head chrome mains shower over, wash hand basin, low level W.C, laminate flooring, majority tiled walls, heated chrome towel rail and double glazed frosted window to the rear.

Room Three

3.609m x 3.323m (11' 10" x 10' 11")

With tilt and turn double glazed window to rear aspect.

Room Four

4.846m x 4.681m (15' 11" x 15' 4")

A spacious light and airy room, coving and two large double glazed window to front aspect.

Second Floor Landing

With door to:-

Room Five

6.615m x 4.952m (21' 8" x 16' 3")

With vaulted ceiling and double glazed window to front aspect.

External

To the rear of the property is a good sized and enclosed tiered garden with 2 paved patio seating areas, artificial grass, fenced boundaries and garden gate giving rear pedestrian access only.

AGENTS NOTE

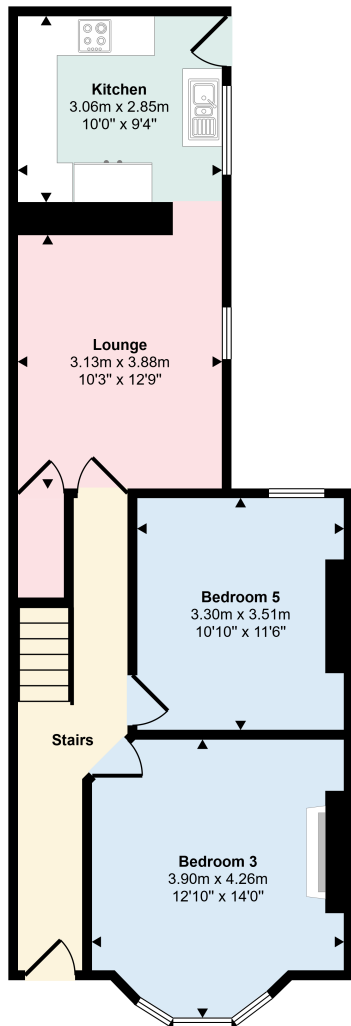
A 5 bedroom HMO property. Each room generates £350 per month (1750.00) with an annual income of £19,250.00. For further information please call 01792 464757 option 1 for sales.

Disclaimer

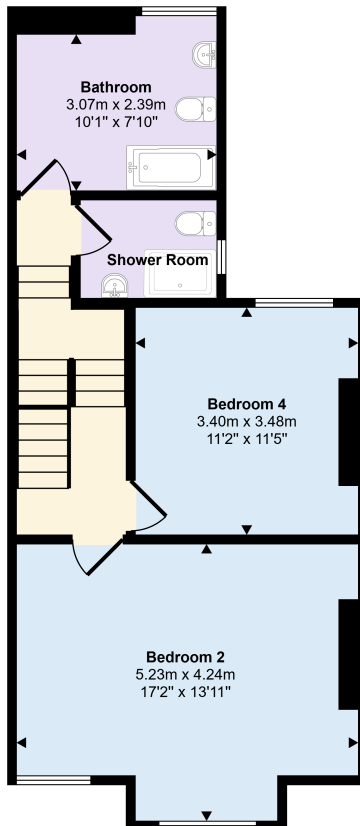
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation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



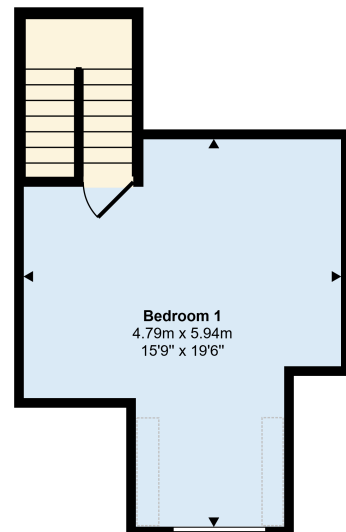
Approx Gross Internal Area
139 sq m / 1498 sq ft



Ground Floor
Approx 60 sq m / 647 sq ft



First Floor
Approx 53 sq m / 567 sq ft



Second Floor
Approx 26 sq m / 284 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.

