



## 4 Osborne Terrace, Brynmill, Swansea, SA2 0AN

Asking Price: £249,950

- Freehold Title
- Communal Lounge
- No Forward Chain
- Enclosed Rear Garden
- Ideal Investment Property
- Three Storey 5 Bedroom HMO Property



**Entrance Hall**

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

**Communal Lounge**

4.627m x 4.014m (15' 2" x 13' 2")

With feature brick fire place with tiled hearth, coving and double glazed bay window to front aspect.

**Bedroom 1**

3.694m x 3.328m (12' 1" x 10' 11")

With coving and double glazed tilt and turn window to the rear.

**Kitchen**

2.417m x 1.873m (7' 11" x 6' 2")

A fully fitted kitchen with a wide range of matching base and wall units in beech with chrome handles 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 with extractor canopy over, space for fridge freezer, plumbing for automatic washing machine, extractor fan, ceramic tile flooring, part tiled walls, wall mounted boiler (supplying domestic hot water and gas central heating), double glazed window and door to side aspect.

**First Floor Landing****Bathroom**

2.572m x 2.180m (8' 5" x 7' 2")

A three piece suite comprising panel bath with chrome hot and cold mixer taps and shower attachment over with glazed side screen, low level W.C., wash hand basin, textured ceiling with coving, and double glazed frosted window to side aspect.

**Cloakroom**

2.417m x 1.813m (7' 11" x 5' 11")

A two piece suite comprising low level W.C., wash hand basin, textured ceiling with coving, extractor fan and double glazed frosted window to side aspect.

**Bedroom 2**

3.699m x 3.447m (12' 2" x 11' 4")

With double glazed window to rear aspect.

**Bedroom 3**

4.533m x 4.209m (14' 10" x 13' 10")

With 2 double glazed windows to front aspect.

**Second Floor**

With doors to:-

**Bedroom 4**

3.640m x 3.357m (11' 11" x 11' 0")

With double glazed window to rear aspect.

**Bedroom 5**

5.210m x 4.169m (17' 1" x 13' 8")

With double glazed window to front aspect.

**External**

To the rear is a small tiered garden with wooden gate giving access to pedestrian service lane.

**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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

