



## 36 Waterloo Place, Brynmill, Swansea, SA2 0DE

Asking Price: £199,950

- Four Bedroom HMO
- Fitted Kitchen
- Separate WC
- Let For This Academic Year
- Lounge
- Three Piece Shower Room
- Low Maintenance Rear Garden



**Description**

Fresh are pleased to offer for sale this four bedroom HMO property in the ever popular Brynmill, Swansea. A superb investment property. Situated on Waterloo Place, this property is minutes from the amenities, shops and bars that Uplands has to offer while being close to Singleton University campus and local parks and beaches. Accommodation briefly comprises of an entrance porch, entrance hall, double bedroom, fitted kitchen and lounge to the ground floor. Bedroom four to the lower ground floor and two further double bedrooms, shower room and W.C to the first. Outside the property benefits from a low maintenance rear garden. This property is let for this academic year Call now to avoid disappointment and book your viewing on 01792 464757 (option 1)

**Entrance**

Front aspect part opaque glazed door, stairs to first floor landing, radiator, doors to:-

**Bedroom One**

3.49m x 3.40m (11' 5" x 11' 2") Front aspect glazed bay window, radiator

**Lounge**

3.87m x 2.83m (12' 8" x 9' 3") Rear aspect glazed window, radiator

**Kitchen**

3.44m x 2.92m (11' 3" x 9' 7") Side aspect part opaque glazed door to garden, rear aspect glazed window, range of eye and base level cupboards and drawers, space for washing machine, space for cooker, space for fridge freezer, inset stainless steel single drainer sink unit with mixer taps, wall mounted gas fired worcester boiler

**Lower Ground hall**

Door to:-

**Bedroom Four**

3.25m x 2.38m (10' 8" x 7' 10") Rear aspect part opaque glazed door to garden, dual aspect glazed windows, radiator

**First Floor Landing**

doors to:-

**Bedroom Two**

4.56m x 3.43m (15' 0" x 11' 3") Two front aspect glazed windows, radiator

**Bedroom Three**

3.89m x 2.84m (12' 9" x 9' 4") Rear aspect glazed window, built in cupboard, radiator

**Shower Room**

Rear aspect opaque glazed window, access to loft space, three piece suite comprising cladding and glazed shower cubicle, W.C, wash hand basin, radiator

**WC**

Two piece suite comprising W.C, wall mounted vanity wash hand basin with mixer taps and storage under

**Outside**

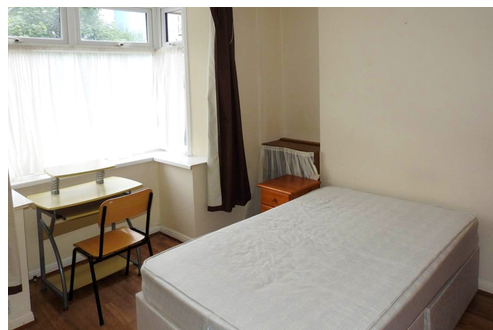
Enclosed and secure garden

**Tenure**

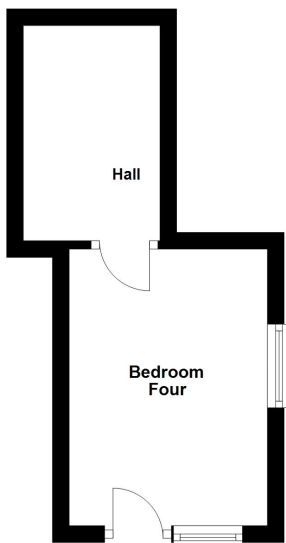
We believe the property to be Freehold

**Disclaimer**

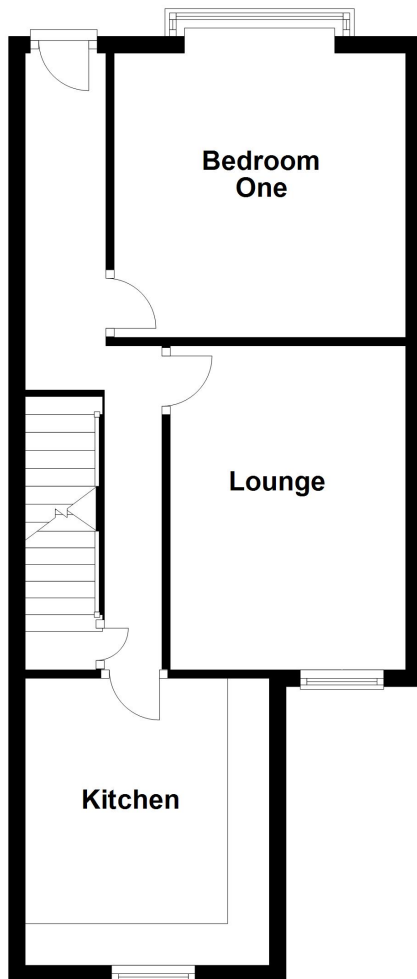
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation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



**Lower Ground Floor**



**Ground Floor**



**First Floor**

