

25 Langland Terrace, Brynmill, Swansea, SA2 0BB

Asking Price: £219,950

- Fantastic Investment Opportunity
- Well Presented Throughout
- Secure And Enclosed Rear Garden
- A four Bedroom HMO Property • Freehold Title
- Ideally Situated To All Local Shops And Amenities
- Communal Lounge
- A Must See Property



Entrance Hallway

Entered via double glazed front door giving access to hallway with staircase giving access to the first floor, papered ceiling with original moulded coving and doors to:-

Communal Lounge

4.001m x 3.48m (13' 2" x 11' 5")

With original moulded coving, open fireplace and double glazed window to front aspect.

Bedroom One

2.93m x 4.64m (9' 7" x 15' 3")

With moulded coving, textured ceiling and double glazed window to the rear.

Kitchen/Breakfast Room

6.34m x 2.87m (20' 10" x 9' 5")

Fitted with a good selection of matching base and wall units with colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with mixer taps over, breakfast bar area, wall mounted Baxi boiler (supplying domestic hot water and gas central heating) built in electric fan assisted cooker, 4 ring gas hob and extractor canopy over, space for fridge/freezer, plumbing for automatic washing machine, double glazed window to side aspect and double glazed door giving access to side and rear.

First Floor Landing

Split landing area with doors to:-

Bedroom Two

4.24m x 3.52m (13' 11" x 11' 7")

With textured ceiling and 2 double glazed windows to front aspect.

Bedroom Three

3.49m x 3.19m (11' 5" x 10' 6")

With Double glazed window to the rear.

Bedroom Four

3.17m x 3.15m (10' 5" x 10' 4")

With attic hatch and double glazed window looking onto rear garden.

Shower Room

2.01m x 1.93m (6' 7" x 6' 4")

A three piece suite comprising walk in double base glazed cubicle with respatex walls housing mains shower, wash hand basin, low level W.C, part tile walls, extractor fan and double glazed frosted window to side aspect.

External

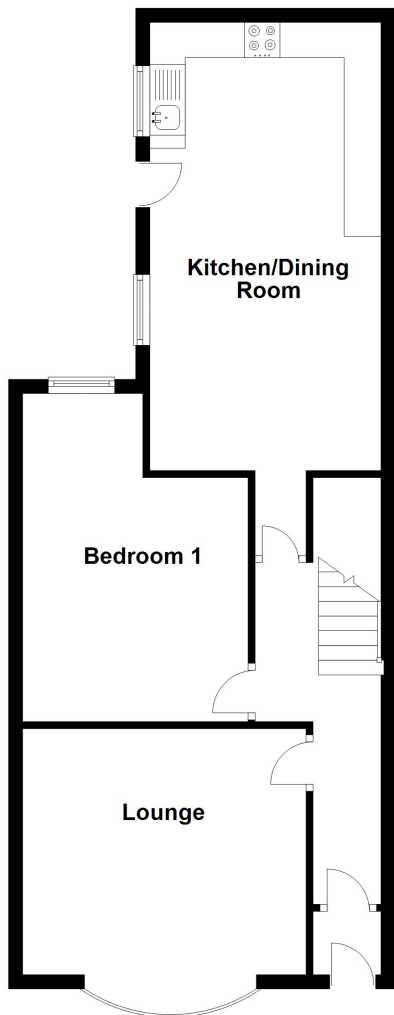
Small steps to the front of the property. To the rear there is a secure and enclosed low maintenance garden with fenced boundaries. Gate to the side giving access to a pedestrian service lane that leads back to the main street.

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 advise.



Ground Floor



First Floor

