



**Cromwell Street, Mount Pleasant, Swansea,
SA1 6EZ**

Asking Price: £179,000

- 5 bedroom Mid Terrace HMO
- Let For This Academic Year Property
- Popular and Convenient Location
- Fantastic Investment Opportunity
- Fitted Kitchen With Communal Area



Entrance Hallway

Entered via double glazed front door, tiled walls, staircase giving access to the first floor and doors to:-

Bedroom One

4.189m x 3.738m (13' 9" x 12' 3")

With picture rail and double glazed bay window to front aspect.

Bedroom Two

3.279m x 3.167m (10' 9" x 10' 5")

With double glazed window to the rear.

Kitchen/Communal Room

5.934m x 3.126m (19' 6" x 10' 3")

A fully fitted modern kitchen with a good selection of matching base and wall units in high gloss white with stainless steel handles and colour coordinated roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring ceramic hob and stainless steel extractor canopy over, part tiled walls, ceramic tile flooring, space for fridge freezer, plumbing for both automatic washing machine and tumble drier, two double glazed windows to side aspect and door to:-

Rear Lobby

1.602m x 1.009m (5' 3" x 3' 4")

With double glazed door giving access to the rear and further door to:-

Cloakroom

1.946m x 0.978m (6' 5" x 3' 3")

With low level W.C., wash hand basin, extractor fan and double glazed frosted window to the side.

First Floor Landing

A split landing with doors to:-

Bedroom Three

4.349m x 3.401m (14' 3" x 11' 2")

With built in cupboard space and double bay window to front aspect.

Bedroom Four

3.396m x 3.074m (11' 2" x 10' 1")

With double glazed window to the rear.

Bedroom Five

3.228m x 3.281m (10' 7" x 10' 9")

With double glazed window to the rear.

Bathroom

2.581m x 2.006m (8' 6" x 6' 7")

A three piece suite comprising panel bath, low level W.C., wash hand basin, Respace walls, built in airing cupboard space, extractor fan and double glazed frosted window to the side.

External

To the rear of the property is a low maintenance secure and enclosed garden with gate giving access to rear 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 advisers.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

