



12 St Albans Road, Brynmill, Swansea, SA2 0BP

Asking Price: £359,950

- A Six Bedroom HMO Property
- Immaculate Condition Throughout
- A Fantastic And Must See Investment Opportunity
- Conveniently Located To All Amenities Shops And Bars Of The Uplands
- Communal Lounge And Modern Fitted Kitchen
- Secure And Enclosed Level Rear Garden
- First Floor Shower Room And Bathroom



Entrance

Entered via double glazed front door to porch with inner half glazed door to:-

Hallway

With staircase giving access to the first and second floors and doors to:-

Room One

With original ornate moulded coving and large double glazed bay window to front aspect.

Room Two

With ornate moulded coving and double glazed window to rear aspect.

Kitchen

A well presented and fully fitted modern kitchen with a range of matching base and wall units in light oak with chrome handles, colour coordinated roll top work surface space and preparation area incorporating twin bowl sink unit with hot and cold mixer taps over, plumbing for automatic washing machine, built in wine rack, Beko double oven with 7 ring gas hob and hot plate with stainless steel extractor canopy over, part tile walls, silver oak effect laminate flooring, double glazed window to side aspect and opening to:-

Communal Lounge

With wall mounted combi boiler (supplying domestic hot water and gas central heating) and double glazed French door with matching glazed side window opening onto rear garden.

First Floor Half Landing

With doors to:-

Shower Room

A three piece suite comprising curved half base walk in glazed shower cubicle housing chrome shower with respatex walls, vanity wash hand basin, low level W.C, part tiled walls, heated chrome towel rail and double glazed frosted window to side aspect.

Bathroom

A three piece suite in white comprising panel bath, low level W.C, wash hand basin, part respatex walls, heated chrome towel rail and extractor fan.

Utility Room/Cloakroom

With plumbing for automatic washing machine and tumble drier, low level W.C, wash hand basin, extractor fan and double glazed frosted window to rear aspect.

First Floor Full Landing

With staircase giving access to the second floor and doors to:-

Room Three

With moulded coving and double glazed window to rear aspect.

Room Four

With large double glazed bay window and additional window to front aspect.

Second Floor Landing

With small picture window to rear aspect and doors to :-

Room Five

With double glazed window to rear aspect.

Room Six

With double glazed window to front aspect.

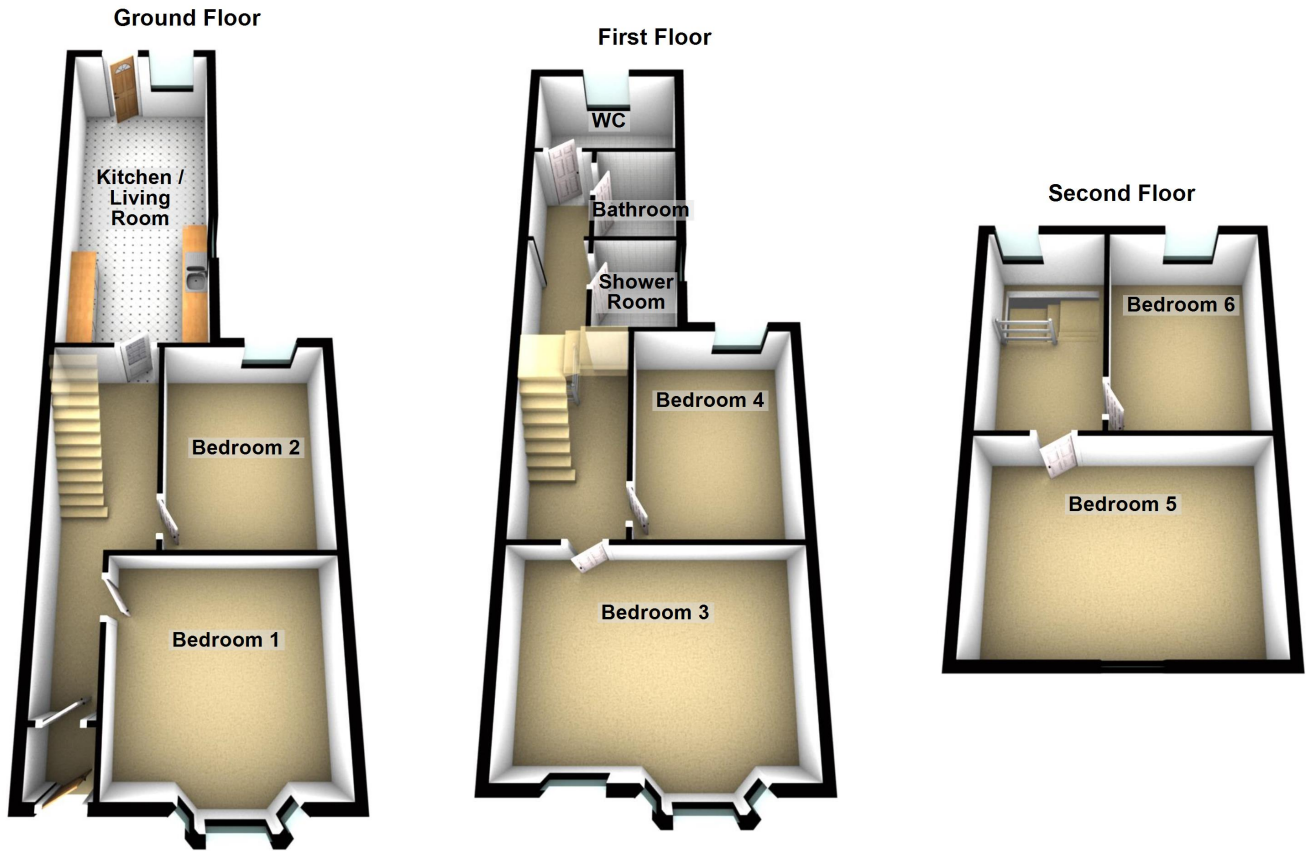
External

To the rear of the property is a secure and level and low maintenance garden with paved patio and seating area, retaining wall and fence boundaries and door to rear service pedestrian foot path.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

