



## 6 Montpelier Terrace, Swansea, SA1 6JW

Asking Price: £264,950

- Extended 6 Bedroom HMO Property
- Ideally Situated To All Local Shops And Amenities
- Freehold Title
- Rear Access With Off Road Parking
- Communal Lounge
- Mumbles And Sea Views From The Front
- Fantastic Investment Opportunity



**Entrance Hallway**

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**

4.844m x 3.733m (15' 11" x 12' 3")

With medium oak effect laminate flooring, double glazed bay window to front aspect with sea views.

**Kitchen**

4.593m x 3.442m (15' 1" x 11' 4")

Fitted with a range of base and wall units, single drainer sink unit with mixer taps over, cooker point, plumbing for automatic washing machine, part tiled walls, wall mounted boiler (supplying domestic hot water and gas central heating), double glazed window to side aspect and door to:-

**Utility Room**

3.384m x 3.098m (11' 1" x 10' 2")

With plumbing for automatic washing machine and tumbler drier, ceramic tile flooring, single drainer sink unit with mixer taps over, space for fridge, extractor fan and double glazed door giving access to side and rear.

**Shower Room**

1.312m x 1.989m (4' 4" x 6' 6")

With walk in shower cubicle housing electric shower,, part tiled walls and wash hand basin.

**Bedroom One**

3.999m x 3.883m (13' 1" x 12' 9")

With double glazed window to the rear.

**First Floor Landing**

With attic hatch and doors to:-

**Bedroom Two**

3.371m x 3.501m (11' 1" x 11' 6")

With double glazed window to side and rear aspect.

**Bedroom Three**

5.771m x 3.760m (18' 11" x 12' 4")

With picture rail, 2 double glazed windows to front aspect with fantastic sea views and door to ensuite shower housing mains shower and part tile walls.

**Bedroom Four**

With attic hatch and double glazed sash window to the rear.

**Bathroom**

2.711m x 2.072m (8' 11" x 6' 10")

A three piece suite comprising panel bath, wash hand basin, low level W.C, fully tiled walls, heated chrome towel rail and double glazed frosted window to the side.

**Seperate W.C**

2.215m x 1.015m (7' 3" x 3' 4")

With low level Wc and double glazed frosted window to the side.

**Second Floor Landing**

With Velux roof window to the rear and doors to:-

**Bedroom Five**

4.069m x 3.687m (13' 4" x 12' 1")

With double glazed window to the rear.

**Bedroom Six**

5.637m x 3.724m (18' 6" x 12' 3")

With beech effect laminate flooring and double glazed window to front aspect with fantastic uninterrupted sea views.

**External**

Small steps lead up to the front of the property. To the rear there is a secure and enclosed garden with paved patio, and small lawned area. Parking to the rear for at least 2 vehicles.

**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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