



Rhyddings Terrace, Brynmill, Swansea, SA2 0DS

Asking Price: £229,950

- Five Bedroom HMO Property
- Fitted Kitchen & Communal Area
- Downstairs & Upstairs Shower
- Enclosed & Secure Garden To The Rear
- Great Investment Location
- No Onward Chain



Porch

Part opaque glazed door, part glazed door to:-

Entrance Hall

Stairs to first floor landing, radiator, doors to:-

Bedroom Four

4.11m x 3.51m (13' 6" x 11' 6") Front aspect bay glazed window, radiator

Bedroom Five

3.00m x 3.35m (9' 10" x 11' 0") Rear aspect glazed door to garden, radiator

Kitchen/Living Space

5.84m x 3.14m (19' 2" x 10' 4") Two side aspect glazed windows, part opaque glazed door to garden, range of eye and base level cupboards and drawers, inset stainless steel single drainer sink unit with mixer tap, space for cooker, space for upright fridge freezer, space and plumbing for washing machine, radiator, door to:-

Shower Room

Rear aspect opaque glazed window, three piece suite comprising of, tile and glazed shower cubicle, WC, pedestal wash hand basin, extractor fan, radiator

First Floor Landing

Split level landing with doors to:-

Bedroom One

5.07m x 3.51m (16' 8" x 11' 6") Front aspect glazed bay window, storage cupboard, radiator

Bedroom Two

3.00m x 3.35m (9' 10" x 11' 0") Rear aspect glazed window, storage cupboard, radiator

Bedroom Three

3.67m (max) x 3.16m (12' 0"(max) x 10' 4") Side aspect glazed window

Shower Room

Side aspect opaque glazed window, three piece suite comprising of shower cubicle, WC, pedestal wash hand basin with mixer tap, cupboard housing the wall mounted gas fired boiler

Outside

To the front is a low maintenance area with steps leading to the front door with the rear garden being enclosed and secure with rear access

Tenure

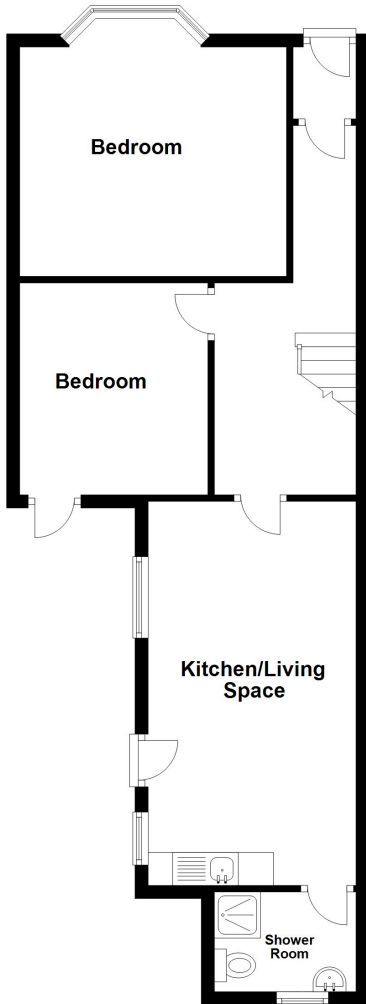
We believe the property to be Freehold

Disclaimer

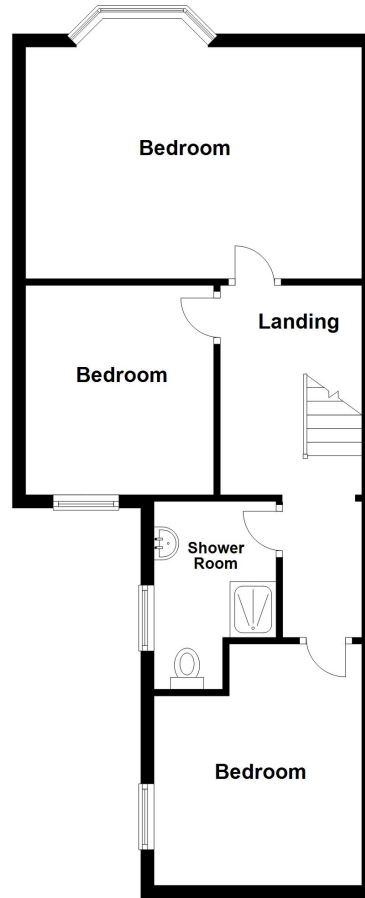
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation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



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

