



116 St Helens Avenue, Swansea, SA1 4NW

Asking Price: £219,950

- Extended 4 Bedroom HMO Offering Strong Investment Opportunity
- Convenient Access To Local Amenities And Transport Links
- Rear Access To A single Garage A Valuable Addition That Enhances Desirability
- Positioned For Consistent Rental Demand With Excellent Tenant Appeal
- All Rooms Currently Rented Until July 31st



Entrance Hallway

Entered via double glazed front door to hallway, laminate flooring and staircase giving access to the first floor and doors to:-

Room One

3.39m x 3.21m (11' 1" x 10' 6")

With laminate flooring, feature solid marble fireplace with matching hearth, ornate coving and double glazed bay window to front aspect.

Room Two

3.08m x 2.78m (10' 1" x 9' 1")

With laminate flooring, coving and opening to:-

Dressing Room

1.51m x 1.20m (4' 11" x 3' 11")

With continued laminate flooring, coving, Respatex walls, polycarbonate strengthened roof and double glazed window to rear aspect.

Communal Lounge

4.05m x 2.83m (13' 3" x 9' 3")

With laminate flooring, coving, open fireplace with inset electric fire, double glazed window to side aspect and door to:-

Kitchen

2.77m x 2.28m (9' 1" x 7' 6")

A fully fitted modern kitchen, Shaker style in white with colour coordinated roll top work surface and a good selection of matching base and wall units. Space and preparation area incorporates a single drainer sink unit with hot and cold mixer taps over, built in electric cooker, 4 ring gas hob with stainless steel extractor canopy over, brick effect part tiled walls, ceramic tile flooring, plumbing for automatic washing machine, spot lights, double glazed window to rear and double glazed door to side and rear.

First Floor Half Landing

With built in airing cupboard housing boiler (supplying domestic hot water and gas central heating) doors to:-

Bathroom

2.52m x 1.79m (8' 3" x 5' 10")

A three piece suite in white comprising panel bath with chrome hot and cold mixer taps and shower attachment over, wash hand basin, low level W.C, ceramic tile flooring, fully tiled walls, heated towel rail and double glazed frosted window to side aspect.

Shower Room

1.84m x 1.71m (6' 0" x 5' 7")

A double base walk in glazed shower cubicle housing electric shower, low level W.C, ceramic tile flooring, extractor fan and double glazed frosted window to rear aspect.

First Floor Full Landing

With doors to:-



Room Three

With built in storage cupboard space and double glazed window to rear aspect.

Room Four

With two built in storage cupboards and double window to front aspect.

External

To the rear there is a small enclosed low maintenance garden, and the property can be accessed via a service lane to a single attached garage with up and over roller door with power and light. Double glazed door to side of garage gives access to enclosed garden.

AGENTS NOTE

All four rooms in the property are currently rented until 31st July 2026. Each room is let at £390.00 per month, excluding bills.

This results in a total rental income of £1,560 per month from the rooms, providing an annual income of £17,160.

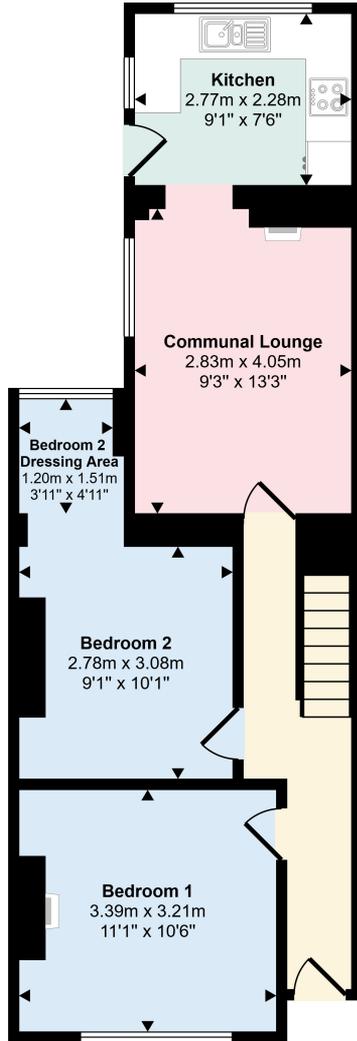
In addition, the garage is currently rented out separately at £300 per month, generating further rental income.

Disclaimer

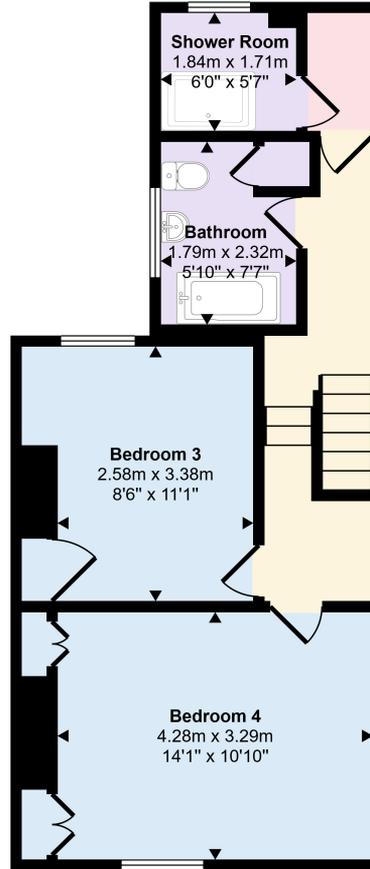
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation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



Approx Gross Internal Area
92 sq m / 995 sq ft



Ground Floor
Approx 50 sq m / 541 sq ft



First Floor
Approx 42 sq m / 454 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

