



**63 Norfolk Street, Swansea, SA1 6JE**

**Asking Price: £190,000**

- Extended Mid Terrace HMO
- Two Bathrooms
- No Forward Chain
- Five Bedrooms
- Fantastic Investment Opportunity
- Freehold Title



**Entrance Porch**

Entered via double glazed front door, laminate flooring and inner half glazed door to:-

**Hallway**

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

**Room One**

4.676m x 4.408m (15' 4" x 14' 6")

With laminate flooring and double glazed bay window to front aspect.

**Room Two**

3.699m x 3.748m (12' 2" x 12' 4")

With laminate flooring and double glazed window to the rear.

**Communal Lounge**

4.262m x 2.946m (14' 0" x 9' 8")

With double glazed window to the rear and door to:-

**Kitchen**

4.584m x 2.085m (15' 0" x 6' 10")

Fitted with a range of base and wall units, roll top work surface space incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring gas hob and extractor canopy over, inset spot lighting, plumbing for automatic washing machine, part tiled walls, wall mounted boiler supplying domestic hot water and gas central heating and double glazed window and door to the rear.

**First Floor Half Landing**

With doors to:-

**Room Three**

With laminate flooring and double glazed window to the rear giving Mumbles Pier and sea views.

**Bathroom**

2.383m x 2.176m (7' 10" x 7' 2")

A three piece suite comprising panel bath with electric Triton shower over with glazed side screen, low level W.C, wash hand basin, built in airing cupboard space, part tiled walls and double glazed frosted window to the side.

**First Floor Full Landing**

With attic hatch and doors to:-

**Room Four**

3.657m x 3.313m (12' 0" x 10' 10")

With laminate flooring and double glazed window to the rear giving Mumbles and sea views.

**Room Five**

5.067m x 2.576m (16' 7" x 8' 5")

A good size light and airy room with two double glazed windows to front aspect.

**Shower Room**

2.122m x 1.630m (7' 0" x 5' 4")

A three piece suite comprising walk in glazed shower cubicle housing mains shower, wash hand basin and heated chrome towel rail.

**Separate W.C**

2.192m x 1.171m (7' 2" x 3' 10")

A two piece suite comprising low level W.C and wash hand basin.

**External**

To the rear of the property is a small enclosed and level garden with paved patio area and fenced boundaries.

**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.



**FRESH**

*We deliver on Service ...*

