

FOR SALE

£335,000 Freehold



Richmond Road, Uplands, Swansea, West Glamorgan SA2 0RB

- Period End of Terrace Property
- Split into two 3 bedroom premises
- Gas Central Heating
- Enclosed rear patio garden
- Paved terrace to front
- Sweeping views across Swansea Bay
- Licensed HMO



Bay Estate Agents Ltd
29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566
mail@bayestateagents.com



PROPERTY DESCRIPTION

Bay is excited to offer for sale, this freehold, 6 bedroom period property, currently split into a ground floor, 3 bedroom self-contained flat and a 3 bedroom maisonette, spanning the upper floors.

Licensed HMO, all rooms currently let on ten month contract. Accessed via front entrance and entrance porch, the ground floor flat briefly comprises an entrance hallway, three bedrooms, bathroom with shower, open-plan living room with adjoining kitchen and pantry/utility area. From the kitchen there is rear access to steps up to an enclosed patio terrace. Council tax: Band D. EPC Rating: D

The maisonette is arranged over three floors and accessed via steps up to a separate side entrance and briefly comprises a tiered entrance hallway, leading to a kitchen, shower room, storage cupboards, and a door to the exterior of the property. Upstairs there is a living room with rooftop views, taking in Mumbles and Swansea Bay on a clear day and a double bedroom. to the top floor, there are two additional bedrooms, the front bedroom with sweeping sea views and storage cupboards. Well-presented, the property benefits from gas central heating. The Uplands has become a highly sought after residential area, offering an eclectic range eateries, bars and restaurants with commuting links to the city centre. Council Tax: Band C. EPC Rating: D



ROOM DESCRIPTIONS

Ground Floor Flat - Hallway

Accessed via entrance porch with access to storage area. White uPVC surround entrance door. Hardwood effect laminate flooring. Ceiling light fitting. Radiator. Doors leading to:-

Bedroom 1

2.282m x 3.551m (7' 6" x 11' 8") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window, overlooking front terrace with sea views.

Bedroom 2

4.191m x 4.635m (13' 9" x 15' 2") [Measurements taken to furthest point of room and into bay window space]
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed bay window, overlooking front terrace with sea views. Radiator.

Bedroom 3

4.380m x 3.208m (14' 4" x 10' 6") [Measurements taken to furthest point of room and into window space]
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window, overlooking rear courtyard. Radiator.

Living Room Area

4.065m x 3.382m (13' 4" x 11' 1") [Measurements taken to furthest point of room up to breakfast bars]
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed windows to side, overlooking rear courtyard. Two inset glass brick wall strips. Radiator. Opening into kitchen area.

Kitchen Area

1.723m x 4.089m (5' 8" x 13' 5") [Measurements taken to furthest point of room, not including pantry]
Tiled flooring. Ceiling light fitting. White uPVC surround double glazed window, overlooking rear courtyard and door to exterior. A range of wall and base units in white with black laminate work surfaces, incorporating breakfast bars, bowl and a half sink and drainer unit, electric oven and hob with stainless steep extractor hood. Partial wall splash-back. Space for fridge/freezer. Access to pantry/utility area with work surfacing and housing gas boiler. Plumbed for washing machine and washer dryer.

Hallway - Upper Floor Maisonette

Access via steps to white uPVC entrance door to side of the property. Tiered hallway. Ceiling light fitting. Radiator. Hardwood effect laminate flooring with carpeted section. Access to under stair storage cupboard and separate storage cupboard. White uPVC surround glazed door to rear of property. Carpeted staircase to first floor.

Kitchen

2.772m x 3.148m (9' 1" x 10' 4") [Measurements taken to furthest point of room into window space, not into alcove]
Hardwood effect laminate flooring. White uPVC surround double glazed window. Ceiling light fitting. A range of wall and base units, incorporating bowl and a half sink stainless steel sink and drainer unit, electric oven and hob with inset extractor hood. Plumbed for washing machine. Space for fridge/freezer. Fireplace. Inset gas boiler. Splash-back wall tiling.

Shower Room

3.148m x 1.805m (10' 4" x 5' 11") [Measurements taken to furthest point of room]
Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window with privacy glass. Walk-in shower enclosure with sliding glass door, pedestal wash hand basin, low level WC.

First Floor Landing

Hardwood effect laminate flooring. Radiator. White uPVC surround double glazed window to side.

Ceiling light fitting. Carpeted staircase to second floor. Doors leading to:-

Living Room

4.610m x 6.685m (15' 1" x 21' 11") [Measurements taken to furthest point of room and into alcove and bay window]
Fitted carpet. Ceiling light fittings. White uPVC surround double glazed window and bay window to front with sweeping views over rooftops towards Swansea Bay and Mumbles. Radiator.

Bedroom 1

4.322m x 3.532m (14' 2" x 11' 7") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fittings. White uPVC surround double glazed window, overlooking rear patio. Radiator.

Second Floor Landing

Fitted carpet. White uPVC surround double glazed in stairwell. Ceiling light fitting. Doors leading to:-

Bedroom 2

5.288m x 3.615m (17' 4" x 11' 10") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window with sweeping views over Swansea Bay. Radiator. Access to attic. Annex to storage cupboard with white uPVC surround double glazed window to side.

Bedroom 3

4.373m x 3.653m (14' 4" x 12' 0") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear.

External

Property elevated above roadside and accessed via steps. Side gate at side of property, accessing ground floor flat to front and patio terrace with sweeping rooftop views towards Swansea Bay and Mumbles. To the rear, there is an elevated, enclosed patio terrace, access via the kitchen of the ground floor flat.

Tenure & Utilities

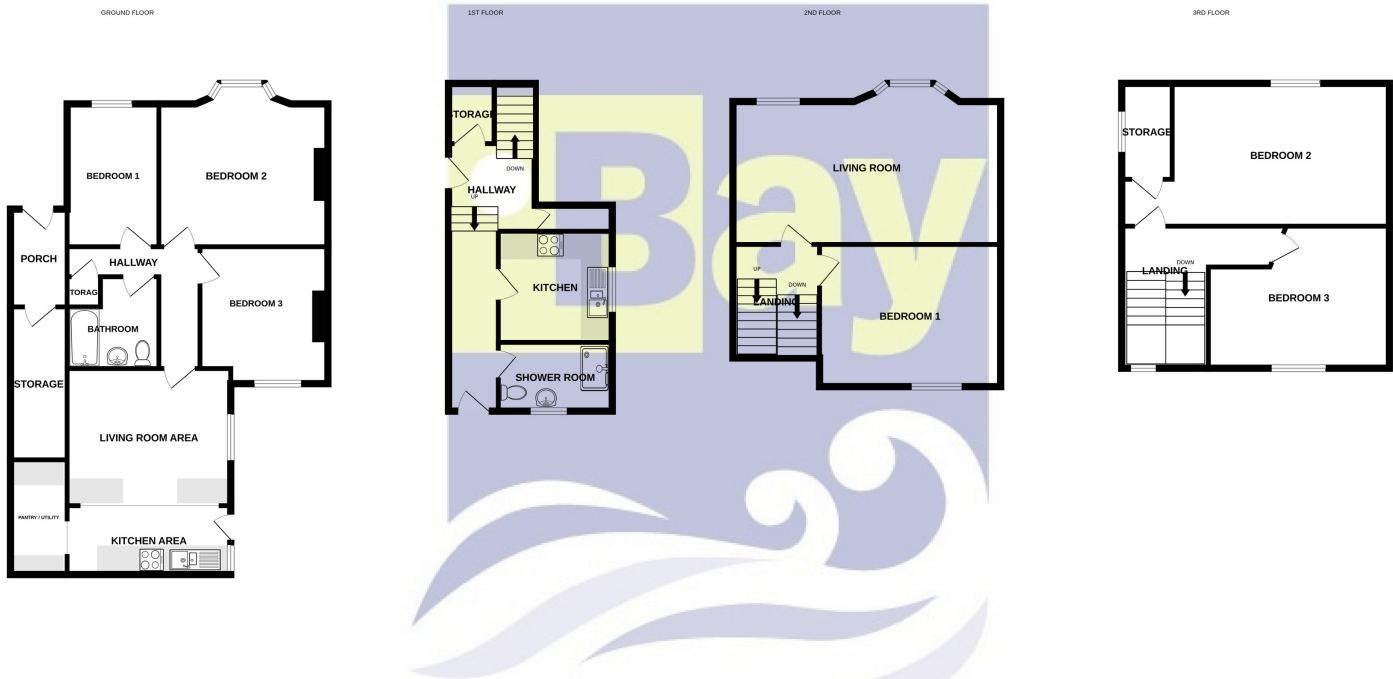
Tenure: Freehold
Council Tax: Ground Floor Flat: Band D. Upper Floor maisonette: Band C
EPC: Ground Floor Flat - D (<https://find-energy-certificate.service.gov.uk/energy-certificate/2113-6615-2621-0711-0174>)
EPC: Upper Floor Maisonettes - D (<https://find-energy-certificate.service.gov.uk/energy-certificate/8392-3515-8529-6507-4933>)
Licensed HMO: All rooms currently let on ten-month contract.
Current Room Rate: £380 (excl. utility bills)

Disclaimer

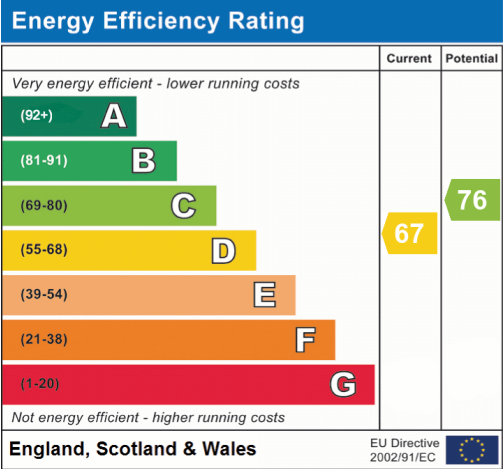
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FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ
01792 645566
mail@bayestateagents.com