

REDUCED

£189,000 Freehold



## Rosehill Terrace, Swansea, West Glamorgan SA1 6JN

- Five Bedroom Mid Terrace Property
- HMO Licensed
- Gas Central Heating
- Front & Rear Garden



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## PROPERTY DESCRIPTION

Bay is pleased to offer for sale this five bedroom, HMO licensed, mid terrace property, set over four floors. The property briefly comprises; the ground floor with hallway leading to living room, kitchen with range cooker and hob, plumbed for washing machine and tumble dryer and space for fridge/freezer, and downstairs WC. Lean-to used as a utility/storage area, accessing the rear garden. The first floor comprises a landing leading to two adjacent separate shower rooms and a double bedroom. The second floor accesses a double bedroom to the front and bedroom to the rear, and the third floor (top floor) has a double bedroom to front with views towards Swansea Bay and a bedroom with to the rear. Enclosed lawn garden to front and fenced, tiered paved garden to rear with shrubbery. Gas central heating. Street parking (permit parking through council application). Hilltop views over the cityscape and Swansea Bay. Located in Mount Pleasant with close proximity of University of Wales Trinity St David's Mount Pleasant Campus and Swansea City Centre. EPC Rating: D. Viewing is highly recommended! Tenure: Freehold (vendor holds freehold and leasehold title to be merged into one freehold title on sale). Council Tax: Band D



## ROOM DESCRIPTIONS

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### Hallway

Entered via white uPVC double glazed entrance door. Ceiling light fittings. Fitted carpet. Stairs to first floor. Radiator,

### Living Room

3.622m x 3.625m (11' 11" x 11' 11") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Radiator White uPVC surround double glazed window to front. Alcove shelving

### Kitchen

3.564m x 2.823m (11' 8" x 9' 3") [Measurements taken to furthest point of room]

Fitted with a range of base and wall units with preparation surface over, double stainless steel sink, cooker space with cooker hood, fridge freezer space, white uPVC surround double glazed window to rear, plumbing for washing machine and tumble dryer. Ceiling light fitting. Tiled flooring.

### Downstairs WC

Ceiling light fitting. Low level WC. Pedestal wash hand basin.

### Lean-to

4.796m x 1.613m (15' 9" x 5' 4") [Measurements taken to furthest point of room]

Door to garden, single glazed window, plumbing for washing machine, fridge and freezer space.

### First Floor Landing

White uPVC surround double glazed window to rear, stairs to second floor, doors to:

### Shower Room 1

2.184m x 2.539m (7' 2" x 8' 4") [Measurements taken to furthest point of room]

Vinyl flooring. Ceiling light fitting. Corner shower enclosure. Pedestal wash hand basin. Low level WC. White uPVC surround double glazed window with obscured glass. Heated towel rail/radiator.

### Shower Room 2

1.734m x 1.374m (5' 8" x 4' 6") [Measurements taken to furthest point of room]

Vinyl flooring. Shower enclosure. Wall mounted wash hand basin. Ceiling light fitting. Recessed cupboard housing boiler.

### Bedroom 1

3.657m x 4.752m (12' 0" x 15' 7") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Two white uPVC surround double glazed windows to front. Radiator.

### Second Floor Landing

White uPVC surround double glazed window to rear, radiator, stairs to second floor, doors to:

### Bedroom 2

3.537m x 2.845m (11' 7" x 9' 4") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

### Bedroom 3

4.727m x 3.684m (15' 6" x 12' 1") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Two white uPVC surround double glazed windows to front. Radiator.

### Third Floor Landing

Fitted carpet. White uPVC surround double glazed window to rear. Loft access.

### Bedroom 4

3.547m x 2.879m (11' 8" x 9' 5") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

### Bedroom 5

3.699m x 4.749m (12' 2" x 15' 7") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Two white uPVC surround double glazed windows to front. Radiator.

### External

To the rear of the property there is an enclosed, tiered garden with steps and fencing between tiers. To the front of the property is a lawn garden.

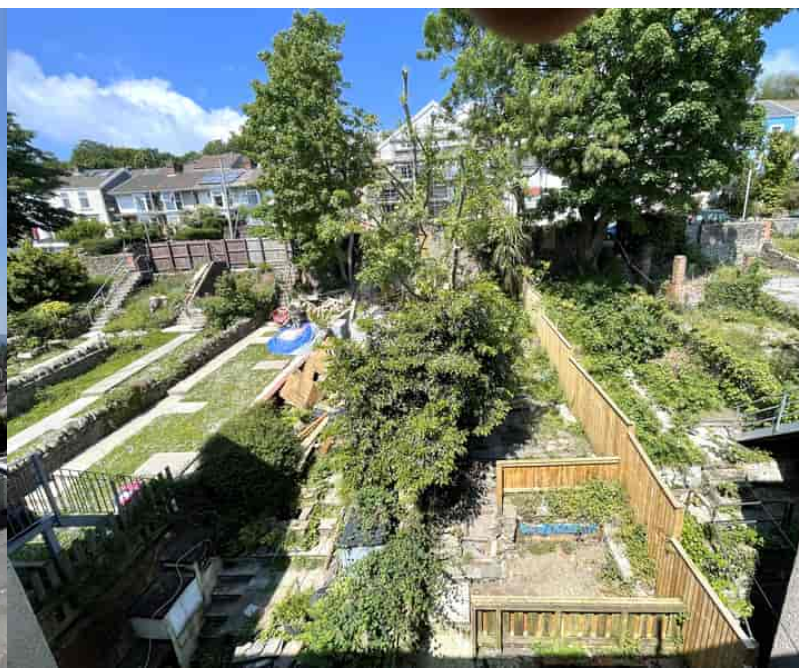
### Tenure & Council Tax (As of May 2024)

Tenure: Freehold (vendor holds freehold and leasehold title to be merged into one freehold title on sale)

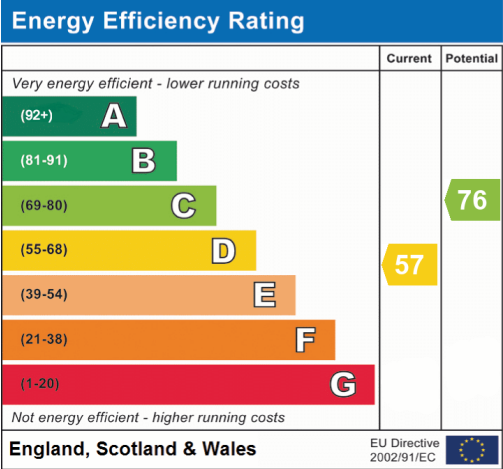
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### Disclaimer

All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLAN & EPC



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