



St Helens Avenue, Swansea, SA1 4NN

Asking Price: £205,000

- Mid Terrace HMO Property
- Four Rooms
- Four Storey
- Popular And Convenient Residential Area
- Bathroom And Shower Room
- No Forward Chain
- Freehold Title



Entrance Ground Floor

Entered via front door to hallway with stripped pine floor boards, moulded coving, staircase to both lower ground floor and first floor and doors to:-

Room One

4.370m x 4.064m (14' 4" x 13' 4")

With picture rail, coving and double glazed bay window to front aspect.

Shower Room

2.718m x 0.988m (8' 11" x 3' 3")

With walk in glazed shower cubicle housing chrome mains shower, ceramic tile flooring and extractor fan.

Bathroom

3.878m x 2.843m (12' 9" x 9' 4")

A four piece suite comprising oval bath, walk in glazed shower cubicle, low level W.C, wash hand basin, part tiled walls, ceramic tile flooring, inset spot lighting, extractor fan and double glazed frosted window to the rear.

Lower Ground Floor

Accessed from staircase from main hallway to:-

Kitchen

4.732m x 3.791m (15' 6" x 12' 5")

A fully fitted modern kitchen with a good selection of matching base units and drawer space with chrome handles, high gloss colour coordinated roll top work surface space and preparation area incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, cooker point, space for fridge freezer, inset spot lighting, coving, ceramic tile flooring, wall mounted Worcester boiler (supplying domestic hot water and gas central heating), plumbing for automatic washing machine and dish washer, space for tumble drier and double glazed window to rear aspect.

Communal Lounge

4.436m x 3.567m (14' 7" x 11' 8")

Open plan effect to kitchen, continued ceramic tile flooring, coving, inset spot lighting and double glazed window and door to front aspect.

First Floor Landing

With window to rear and doors to:-

Room Two

3.013m x 3.113m (9' 11" x 10' 3")

With beech effect laminate flooring, traditional style fire place, fitted shelves to recess and double glazed window to rear aspect.

Room Three

4.018m x 3.897m (13' 2" x 12' 9")

With light oak effect laminate flooring, vanity wash hand basin with hot and cold mixer taps over and double glazed window to front aspect.

Second Floor Landing

With window to rear and door to:-

Room Four

4.352m x 4.361m (14' 3" x 14' 4")

With medium oak effect laminate flooring and Velux roof windows to front and rear aspect.

External

Small enclosed rear garden with paved patio area and stone wall boundaries.

AGENTS NOTE

Currently all 4 rooms were let paying £380.00 per month generating £16,720.00 a year (11 months) The property has also been let for the next academic year at £400.00 per room. For further information please call the sales team on 01792 464757 option 1.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

