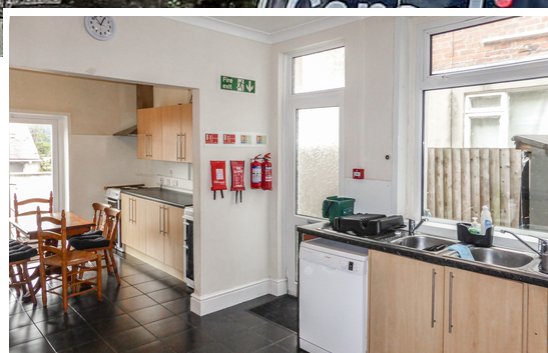




31 Mirador Crescent, Uplands, Swansea, SA2 0QX

Asking Price: £348,500

- An Impressive HMO Property In The Heart Of Uplands
- Tenants Already In Place For 2021/2022
- Off Road Parking For Two Vehicles
- Six Generous Sized Bedrooms
- Fitted Kitchen & Communal Area
- Excellent Condition Throughout



Enclosed Porch

Door leading to:-

Entrance Hall

Having a radiator, staircase to first floor landing and doors leading to:-

Lounge

3.66m x 3.38m (12' 0" x 11' 1") Bay window to the front and a radiator.

Bedroom One

3.87m x 2.93m (12' 8" x 9' 7") Window to the rear, radiator and hand washbasin.

Fitted Kitchen

7.42m x 3.42m (24' 4" x 11' 3") Window and door to the side, double glazed patio door to rear, radiator, range of matching wall and base units, roll edge work surfaces, sink with single drainer, tiled flooring and wall-mounted boiler.

WC

Having WC and wall-mounted basin.

First Floor Landing

Staircase to second floor and radiator. Doors leading to:-

Bedroom Two

4.37m x 3.61m (14' 4" x 11' 10") Window to the rear, radiator and hand washbasin.

Bedroom Three

3.87m x 3.26m (12' 8" x 10' 8") Window to the rear, radiator and washbasin.

Bedroom Four

5.30m x 3.37m (17' 5" x 11' 1") Bay window to the front, radiator and washbasin.

Shower Room

Window to the side, WC, shower cubicle with electric attachment, wall-mounted basin, radiator and extractor fan.

Second Shower Room

Having a shower with electric attachment, WC, radiator, extractor fan and wall-mounted basin.

Second Floor Landing

Doors leading to:-

Bedroom Five

3.87m x 2.96m (12' 8" x 9' 9") Having a roof light, radiator and washbasin.

Bedroom Six

4.94m x 3.47m (16' 2" x 11' 5") Window to the front, radiator and washbasin.

Outside

To the front is a retaining wall and path leading to front door. To the rear of the property is a paved patio terrace with steps leading down to driveway with space for two vehicles.

INFORMATION**Tenure**

We believe the property to be Freehold.

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.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100) A			
(81 to 91) B			85
(69 to 80) C			
(55 to 68) D		59	
(39 to 54) E			
(21 to 38) F			
(1 to 20) G			
<i>Not energy efficient - higher running costs</i>			
England, Wales & N.Ireland		EU Directive 2002/91/EC	