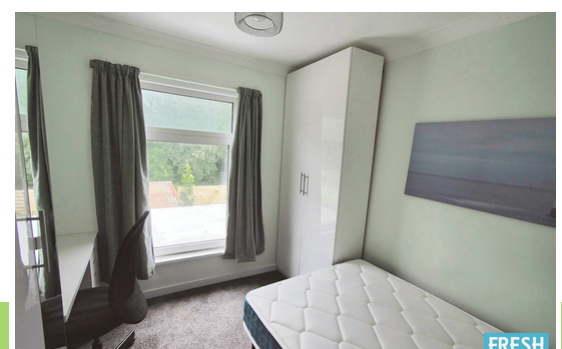




38 Elba Crescent, Crymlyn Burrows, Swansea, SA1 8QQ

Asking Price: £209,950

- Licensed 4-bedroom HMO
- Modern bathroom with separate WC
- Rear garden with decked area – low maintenance and private
- Excellent investment potential or flexible family accommodation
- 1 ground floor bedroom, 3 bedrooms on the first floor
- Bright communal lounge and spacious kitchen diner
- Close to Swansea Bay Campus, main bus routes, and local amenities





**Entrance**

Entered via double glazed front door to hallway, ceramic tile flooring, coving, wall mounted F2 fire alarm system, under stairs storage cupboard housing wall mounted boiler (supplying domestic hot water and gas central heating) staircase leading to first floor and doors to:-

**Bedroom 1**

Double glazed bay window to front, Coving.

**Lounge**

Spacious and inviting lounge, enhanced by a large double-glazed bay window to the front, which floods the room with natural light and creates a bright, comfortable living space, Coving.

**Kitchen / Diner**

A fully fitted and well appointed modern kitchen with a good selection of matching base and wall units in cream with black roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, Free standing fan assisted electric oven, 4 ring hob and stainless steel extractor canopy over, part tiled walls, ceramic tiled flooring, space for washing machine and tumble dryer, space for fridge and freezer, Dining area, patio door to rear, upvc internal doors to :-

**Sunroom**

Double glazed sun lounge / garden room with polycarbonate strengthened roof with double glazed doors to rear garden.

**First floor Landing**

Attic hatch, Doors to :-

**Separate WC**

Lino flooring, vanity wash hand basin, low level W.C., extractor fan and double glazed frosted window to side.

**Bathroom**

A three piece suite comprising single base walk in glazed shower cubicle mains electric shower, panelled bath, wash hand basin, fully tiled walls, attic hatch and double glazed frosted window.

**Bedroom 2**

Double glazed bay window to front, Coving.

**Bedroom 3**

Double glazed window to front, Coving.

**Bedroom 4**

Double glazed window to rear, Coving.

**Bathroom**

A three piece suite in white comprising panel bath with mixer tap over, wash hand basin, low level W.C, part tiled walls, heated chrome towel rail and double glazed frosted window to the rear.

**External**

To the rear of the property is a good sized and enclosed tiered garden with 2 paved patio seating areas, raised decking area, fenced boundaries and garden gate giving rear lane access, Single garage and gated side access from the front.

**Agents Note**

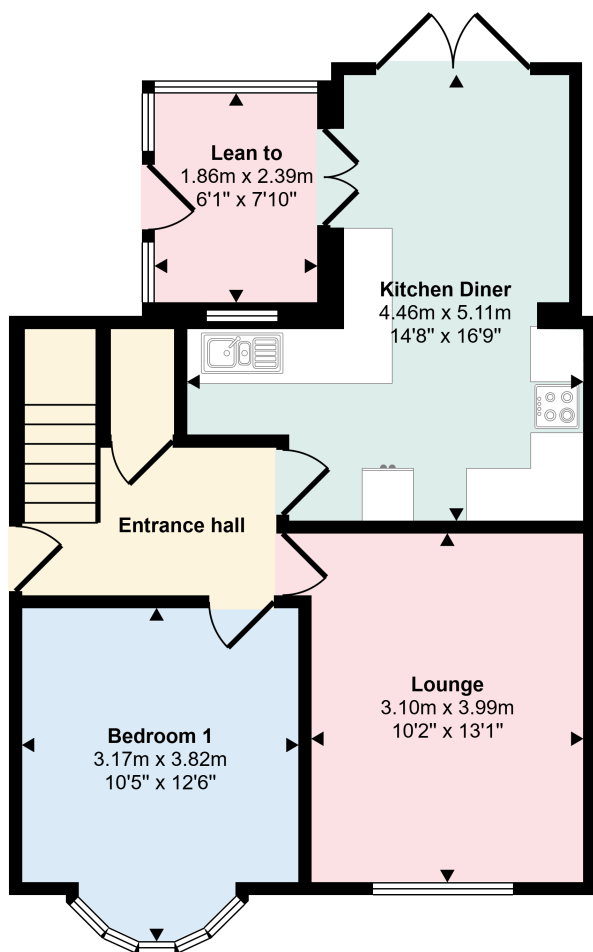
The furniture can be sold for a separate consideration.

**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 adviser.

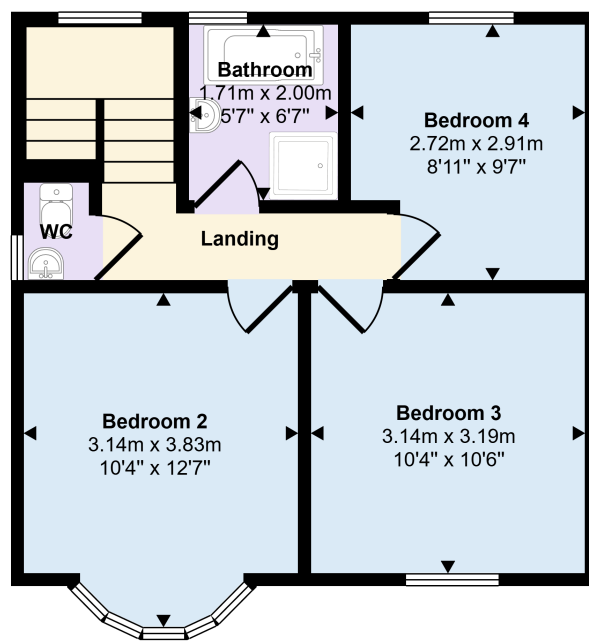


Approx Gross Internal Area  
96 sq m / 1031 sq ft



Ground Floor

Approx 54 sq m / 586 sq ft



First Floor

Approx 41 sq m / 445 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	84
	EU Directive 2002/91/EC	

