



Eaton Crescent, Swansea, SA1 4QJ

Asking Price: £360,000

- Extended Three Storey Mid Terrace Property
- Fantastic Investment Opportunity
- Communal Lounge
- No Forward Chain
- Popular And Sought After Residential Area
- Seven Rooms
- Two Shower Rooms And Two Cloakrooms



Entrance

Entered via front door, inner half glazed door with matching glazed side panels to:-

Hallway

With moulded coving, staircase giving access to the first floor, staircase giving access to the basement and doors to:-

Communal Lounge

4.824m x 4.609m (15' 10" x 15' 1")

With laminate flooring and large double glazed bay window to front aspect.

Room One

4.2727m x 3.961m (14' 0" x 13' 0")

With double glazed window to rear aspect.

Kitchen/Dining Room

8.018m x 3.357m (26' 4" x 11' 0")

Fitted with a range of matching base and wall units, work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, space for fridge and freezer, 2 built in fan assisted electric ovens with 4 ring gas hobs and stainless steel extractor canopies over, plumbing for automatic washing machine, ceramic tile flooring, seating area and double glazed door giving access to the rear.

Cloakroom

1.577m x 1.018m (5' 2" x 3' 4")

A two piece suite comprising wash hand basin and low level W.C.

First Floor Half Landing

With doors to:-

Cloakroom

1.817m x 1.384m (6' 0" x 4' 6")

A two piece suite comprising wash hand basin, low level W.C and double glazed frosted window to side aspect.

Room Two

4.945m x 2.513m (16' 3" x 8' 3")

With double glazed window to side aspect.

Shower Room One

1.249m x 1.120m (4' 1" x 3' 8")

With walk in glazed shower cubicle housing electric shower.

Shower Room Two

3.133m x 2.433m (10' 3" x 8' 0")

A two piece suite comprising double base walk in glazed shower cubicle with mains shower, wash hand basin, airing cupboard space housing boiler (supplying domestic hot water and gas central heating) and double glazed frosted window to rear aspect.

Full Landing

With doors to:-

Room Three

4.718m x 3.583m (15' 6" x 11' 9")

With double glazed window to rear aspect

Room Four

A beautiful light and airy space and the largest of the bedrooms with fitted shelves to recess and two double glazed windows to front aspect.

Second Floor Landing

With double glazed window to rear aspect with part sea views and doors to:-

Room Five

4.436m x 3.831m (14' 7" x 12' 7")

With double glazed window to rear aspect with partial sea views.

Room Six

4.006m x 3.653m (13' 2" x 12' 0")

With double glazed window to front aspect.

Room Seven

3.798m x 2.210m (12' 6" x 7' 3")

With double glazed window to front aspect.

External

To the rear of the property is a small and enclosed level garden.

AGENTS NOTE

Each room currently gets £370.00 (each month producing £2590 with an annual income of approximately £28,490.00)

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.

FRESH

We deliver on Service ...

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	63	83
EU Directive 2002/91/EC		

