



12 Marlborough Road, Brynmill, Swansea, SA2 0EB

Asking Price: £229,950

- 5 Bedroom Mid Terrace HMO
- Fantastic Investment Opportunity
- Ideally Situated To All Local Shops And Amenities
- Communal Lounge
- First Floor Bathroom
- No Forward Chain



**Entrance Porch**

1.407m x 0.947m (4' 7" x 3' 1")

Entered via double glazed front door to small porch, dado rail and original half glazed inner door to:-

**Hallway**

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

**Bedroom One**

4.294m x 4.252m (14' 1" x 13' 11")

With double glazed bay window to front aspect.

**Bedroom Two**

3.558m x 2.615m (11' 8" x 8' 7")

With double glazed window to the rear.

**Cloakroom**

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

**Communal Lounge**

4.720m x 3.534m (15' 6" x 11' 7")

A good size light and airy room with medium oak effect laminate flooring, double glazed window to side aspect and door to:-

**Kitchen**

3.808m x 2.605m (12' 6" x 8' 7")

A well appointed and modern fitted kitchen with a good selection of matching base and wall units in beech with stainless steel handles, colour coordinated roll top work surface space incorporating single drainer sink unit with hot and cold mixer taps over, space for fridge freezer, built in fan assisted electric cooker, 4 ring gas hob and extractor canopy over, plumbing for automatic washing machine, part tile walls, wall mounted boiler (supplying domestic hot water and gas central heating) double glazed window to the rear and double glazed door to the rear.

**First Floor Landing**

With attic hatch and doors to:-

**Bedroom Three**

5.246m x 3.561m (17' 3" x 11' 8")

With textured ceiling and double glazed window to front aspect.

**Bedroom Four**

3.433m x 3.150m (11' 3" x 10' 4")

With double glazed tilt and turn window to the rear.

**Bedroom Five**

2.712m x 2.722m (8' 11" x 8' 11")

With double glazed window to the rear.

**Bathroom**

2.194m x 1.622m (7' 2" x 5' 4")

A three piece suite comprising panel bath with electric shower over, wash hand basin, low level W.C and double glazed frosted window to the side.

**External**

To the rear of the property is a secure and enclosed level garden with wall and fenced boundaries.

**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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