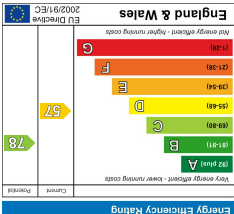


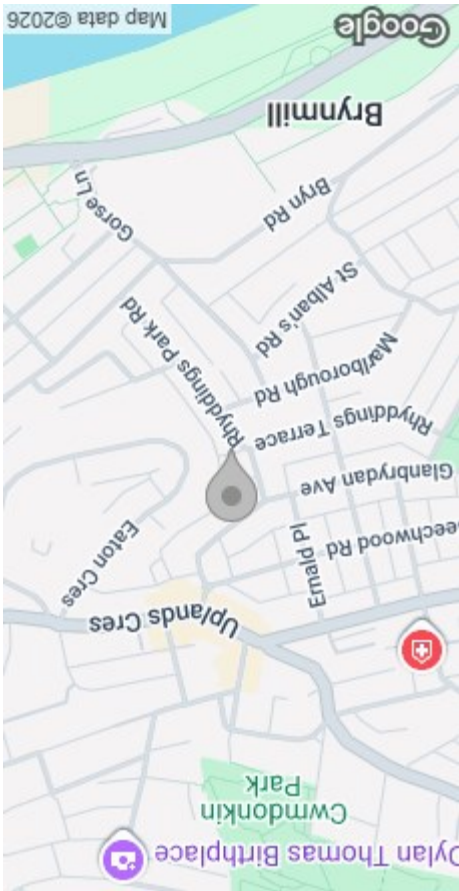
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.

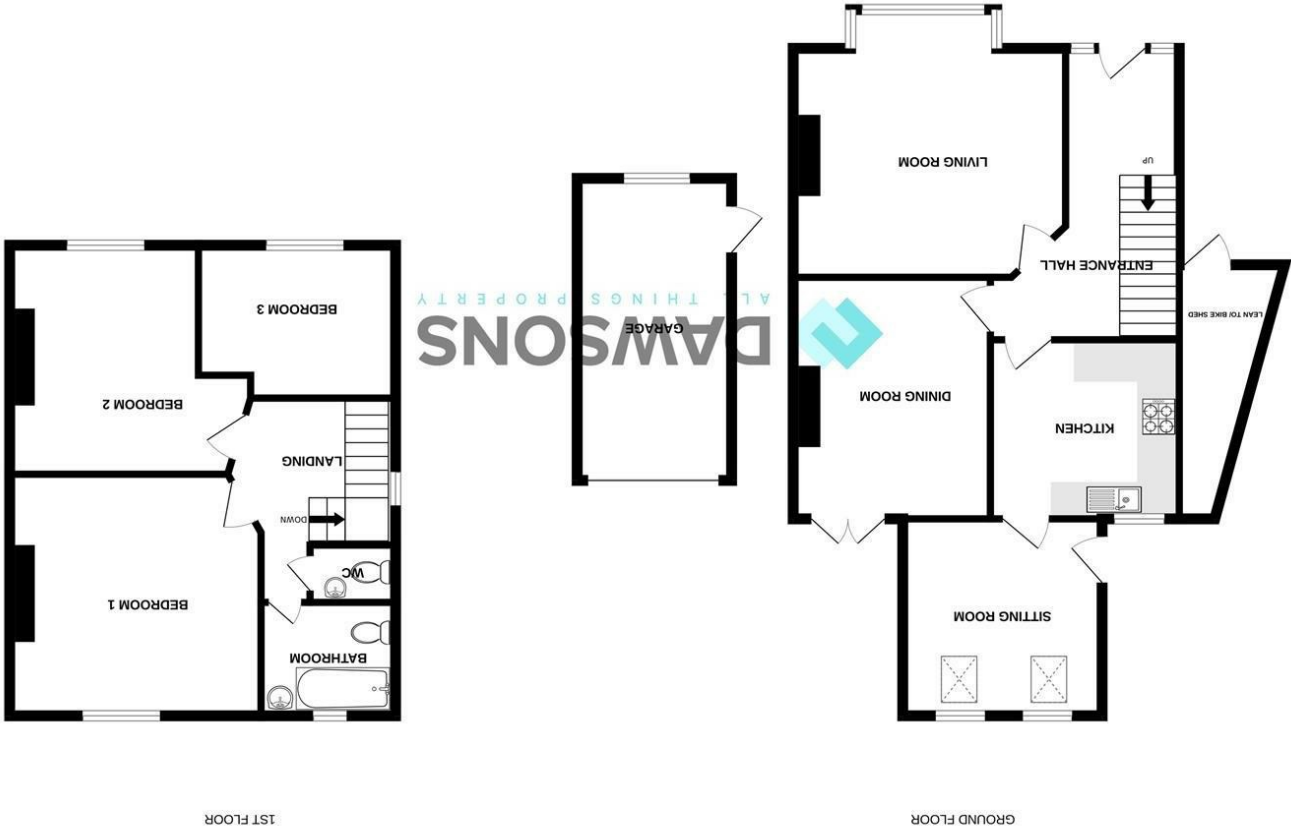
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EPC



AREA MAP



FLOOR PLAN



80 Rhyddings Park Road
Brynmill, Swansea, SA2 0AE
Offers Over £210,000

3 1 3 D

GENERAL INFORMATION

A fantastic opportunity to purchase a unique end-of-terrace property in the heart of highly sought-after Brynmill, with the added benefit of its own garage.

Situated on Rhyddings Park Road, a road well known for its attractive and varied style of traditional terrace properties, this substantial home offers something a little different to your typical terrace property.

The property boasts a welcoming entrance hall, three generously sized reception rooms, a lovely-sized kitchen and three well-proportioned bedrooms, together with a family bathroom to the first floor. The versatile layout provides plenty of space for modern family living and offers the opportunity for the next owner to put their own stamp on what could make a fantastic family home.

The end-of-terrace position and garage are particularly desirable features in this popular part of Brynmill, offering additional practicality and storage that can be difficult to find locally.

Adding further versatility to the property, it currently benefits from a 5-bedroom HMO licence, meaning it offers the potential to appeal to both owner-occupiers looking for a substantial family home and investors seeking an established HMO opportunity.

Whether you're looking for a spacious home in one of Swansea's most popular residential areas or an investment with alternative possibilities, this property offers the flexibility to be purchased on two fronts.

With its generous accommodation, garage, HMO potential and excellent Brynmill location, this is a property with plenty to offer and is now looking for its next chapter.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge

14'9" x 14'6" (4.50m x 4.43m)

Dining Room

13'1" x 10'7" (3.99m x 3.25m)

Sitting Room

10'9" x 10'8" (3.29m x 3.26m)



Kitchen
10'2" x 9'8" (3.12m x 2.96m)

Lean To/Bike Shed
13'9" x 5'8" (4.20m x 1.74m)

First Floor

Landing

Bedroom 1
13'7" x 13'1" (4.15m x 3.99m)

Bedroom 2
13'0" x 12'5" (3.98m x 3.79m)

Bedroom 3
10'8" x 8'3" (3.26m x 2.53m)

Bathroom

W.C

External

Front Garden

Garden To Rear

Garage
16'4" x 8'4" (5.00m x 2.55m)

Tenure - Freehold

Council Tax Band - D

EPC-D

HMO
HMO Licenced until 13.04.2029

Services
Mains: Gas & Electric
Mains: Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

