3 Argyle Street

Sandfields, Swansea, SA1 3TA

Asking Price £300,000

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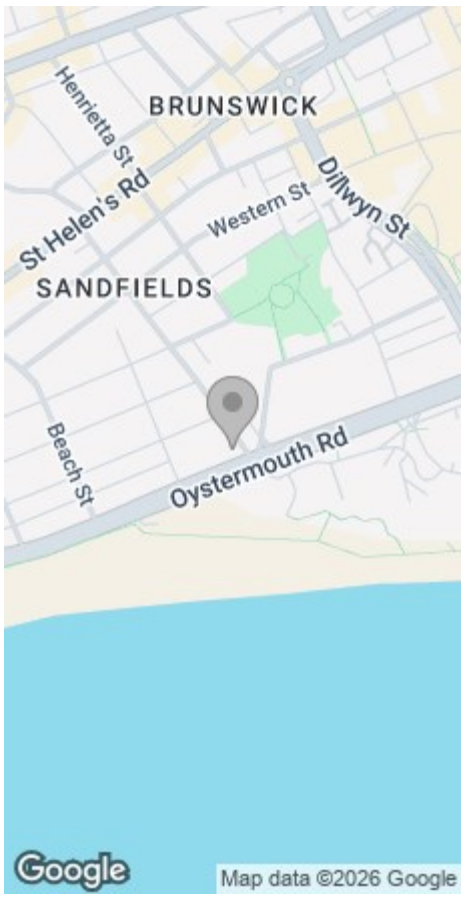


FLOOR PLAN

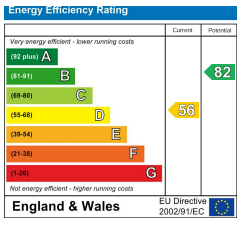


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

An excellent opportunity to acquire this substantial eight-bedroom property, ideally situated in a fantastic location within easy reach of Swansea's beautiful beachfront and vibrant city centre. Offering an impressive amount of accommodation arranged over three floors, this is a property that really stands out, particularly for investors looking for a spacious, well-positioned addition to their portfolio.

One of the property's biggest advantages is the rare benefit of having two kitchens, providing additional practicality and flexibility alongside the generous living spaces throughout. With eight well-proportioned bedrooms and plenty of communal space, the layout lends itself particularly well to the rental market.

To the rear, the property also benefits from a lovely garden, offering valuable outdoor space for tenants to relax and enjoy. This is a particularly attractive feature for a property of this size and adds to its overall rental appeal.

The location is another major selling point, with the beach, city centre, local amenities and transport links all within easy reach, making it an appealing choice for prospective tenants.

For investors, this represents a fantastic opportunity to acquire a substantial, turnkey investment property in a consistently popular rental location. With its generous accommodation, two kitchens, outdoor space and excellent position, this is a rare opportunity that deserves serious consideration.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Letting Room 1
16'2" x 14'6" (4.94m x 4.43m)

Letting Room 2
12'6" x 11'1" (3.83m x 3.39m)

Shower Room

Communal Lounge
12'7" x 11'5" (3.85m x 3.50m)

Inner Hallway

W.C

Kitchen
11'7" x 9'11" (3.54m x 3.04m)













First Floor

Landing

Letting Room 3
11'10" x 11'6" (3.63m x 3.51m)

Letting Room 4
11'10" x 11'6" (3.63m x 3.51m)

Letting Room 5
11'1" x 8'2" (3.39m x 2.50m)

Kitchen
11'1" x 7'8" (3.39m x 2.35m)

W.C

Shower Room

Letting Room 6
12'6" x 11'5" (3.82m x 3.50m)

Second Floor

Landing

Letting Room 7
15'10" x 13'6" (4.84m x 4.13m)

Letting Room 8
15'2" x 9'6" (4.63m x 2.90m)







External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC- D

HMO
Licensed until 23.07.2030

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."