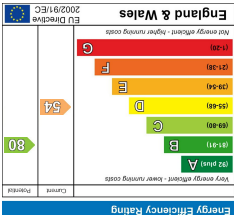
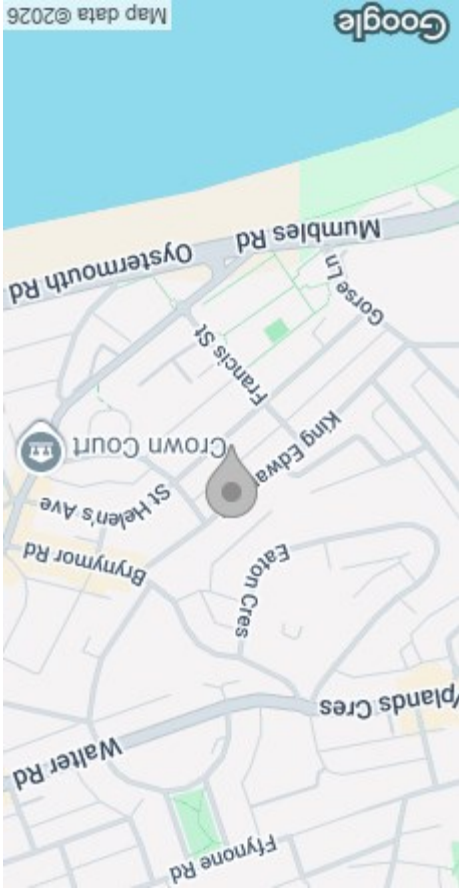


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



154 St. Helens Avenue
, Swansea, SA1 4NQ
Asking Price £215,000

4 2 2 E

GENERAL INFORMATION

An exciting opportunity to acquire this truly unique four-bedroom, two shower room property, arranged over four floors and offering fantastic potential for families, multigenerational living or investors looking for something a little different.

The property offers an incredibly versatile layout, with generous accommodation spread across four levels and the added benefit of a separate dwelling on the lower floor. This creates a fantastic opportunity for those seeking independent living space for extended family, older children or guests, while also offering the potential to incorporate the lower floor into the main house to create one substantial family home.

With four bedrooms and two shower rooms, the property provides flexible living arrangements to suit a variety of lifestyles. Its unusual layout offers plenty of scope for buyers to put their own stamp on the accommodation and create a home tailored to their individual needs.

An exciting opportunity for investors! The separate lower-floor accommodation also presents potential for rental income, subject to obtaining any necessary planning permissions, building regulations approval and other relevant consents.

Whether you're searching for a distinctive family home, a property suitable for multigenerational living or an investment with exciting possibilities, this four-storey home offers an abundance of potential and a rare opportunity to create something truly special.

FULL DESCRIPTION

Ground Floor

- Entrance
- Porch
- Hallway

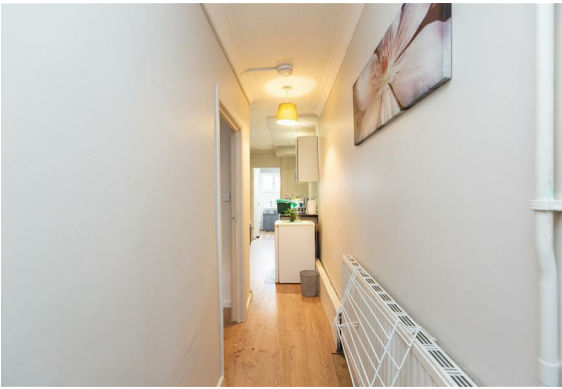
Living Room
13'3" x 12'0" (4.04m x 3.68m)

Kitchen/Breakfast Room
15'0" x 11'3" (4.58m x 3.45m)

Basement

Kitchen/Lounge
15'5" x 11'3" (4.71m x 3.45m)

Shower Room



Bedroom 4
11'1" x 11'1" (3.40m x 3.38m)

First Floor

Landing

Bedroom 1
11'1" x 9'8" (3.40m x 2.96m)

Bedroom 2
11'1" x 6'0" (3.40m x 1.85m)

Shower Room

WC

Second Floor

Bedroom 3
15'6" x 14'6" (4.74m x 4.43m)

External

Enclosed Patio Garden to Rear

Tenure - Freehold

Council Tax Band - C

EPC-E

Services

Mains: Gas & Electric

Mains: Sewerage

Water: Billed

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.

