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Estate & Letting Agents







17 Bryn Y Mor Crescent, Swansea, SA1 4QT

Asking Price: £420,000

- A Substantial And Extended HMO Mid Terrace Property
- 9 Individual Rental Rooms Providing Multiple Income Streams
- A Must See Propertty
- Three Self Contained Residential Units
- A Fantastic Investment Opportunity Being Sold With No Forward Chain

Tel 01792 464757 Email sales@freshsales.co.uk

FRESH We deliver on Service ...

Entrance Communal Hallway

Upon entering through the front door, you are welcomed into a charming entrance porch, featuring an attractive terrazzo tiled floor which adds character and a touch of period appeal. An original half-glazed door leads through to the central hallway, where the staircase provides access to all apartments and floors of the property.

Apartment One

Entered via front door to:-

Inner Hallway

With doors to:-

Bedroom One

With double glazed bay window to front aspect.

Bedroom Two

With laminate flooring and double glazed window to rear aspect.

Shower Room

With walk in glazed shower cubicle housing electric shower, heated towel rail and small double glazed frosted window to side.

Bedroom Three

With laminate flooring and double glazed window to side aspect.

Kitchen

A modern fully fitted kitchen with a range of matching base and wall units in high gloss white with colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, small breakfast bar, built in fan assisted electric cooker with grill, 4 ring gas hob and extractor canopy over, ceramic tile flooring, wall mounted boiler supplying domestic hot water and gas central heating, space for fridge/freezer, double glazed window to side access and door to:-

Rear Lobby

With wash hand basin, double glazed window to side aspect, door giving access to the rear and further door to:-

Shower Room

A two piece suite comprising walk in glazed shower cubicle housing mains shower, low level WC, fully tiled walls and extractor fan.

Communal Lounge

With double glazed window to side aspect.

Apartment Two (First Floor Landing)

Entered via front door to:-

Entrance L Shaped Hallway

With doors to:-

Half Landing

With doors to:-

Shower Room

A three piece suite comprising a double base walk in glazed shower cubicle housing a mains shower, low level WC, vanity wash hand basin, patterned tile flooring, part tiled walls extractor fan and double glazed frosted window to side aspect.

Kitchen

A modern fitted kitchen with a good selection of matching base and wall units in high gloss white with colour coordinated roll top work surface space and preparation area incorporating a single drainer sink unit with hot and cold taps over, built in fan assisted electric cooker with grill and 4 ring ceramic hob with stainless steel extractor canopy over, wall mounted boiler supplying domestic hot water and gas central heating, double glazed window to side aspect.

Communal Lounge

A good size light and airy room with laminate flooring and large double glazed bay window to rear aspect.

Full Landing

With Doors to:-

Bedroom One

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

Bedroom Two

With double glazed window to side aspect.

Bedroom Three

With double glazed window to front aspect.

Apartment Three (Second And Third Floor)

Hallway

Entered via front door to a large hallway with laminate flooring and doors to:-

Shower Room

A three piece shower comprising walk in shower cubicle housing mains shower, wash hand basin, low level WC, tile effect cushion flooring, fully tiled walls, heated towel rail, extractor fan and double glazed frosted window to side aspect.







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Kitchen/Breakfast Room

A stylish and contemporary fitted kitchen, boasting an attractive range of matching high-gloss white wall and base units, complemented by colour-coordinated work surfaces providing ample space for food preparation. Features include a stainless-steel single drainer sink with hot and cold mixer taps, built-in fan-assisted electric oven and grill, and a four-ring ceramic hob. Further benefits include a wall-mounted boiler providing domestic hot water and gas central heating, ceramic tiled flooring, and ample space for a dining table and chairs. Additional worktop space incorporates convenient under-counter housing for a fridge and freezer. A double-glazed door provides access to the fire escape, whilst enjoying fantastic far-reaching views across the city centre towards Mumbles Head.

Bedroom Three

With laminate flooring and double glazed window to rear aspect.

Bedroom One

A good size light and airy room with laminate flooring and double glazed window to front aspect.

Bedroom Two

With built in cupboard space, laminate flooring and double glazed window to side aspect.

Communal Lounge

With laminate flooring and double glazed window to front aspect.

External

To the rear of the property is a private, enclosed and low-maintenance garden, providing a pleasant outdoor space with minimal upkeep. The building also benefits from a fire escape serving all floors, offering additional access and peace of mind. A secure wooden gate provides access to the rear service lane, alongside a purpose-built laundry studio, thoughtfully equipped with three washing machines and tumble dryers to cater for residents' everyday laundry requirements.

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.

Important Fee Information:

A Buyer's Premium of £300 (inc. VAT) and a Buyer's Deposit of £350 apply to this purchase.
Total payable upfront: £650, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

AGENTS NOTE

An excellent investment opportunity offering three self-contained residential units and a potential rental income of £41,745 per annum.

The property is divided into three self-contained units, each providing three bedrooms, giving a total of nine rentable bedrooms across the property.

The proposed rental structure is based on individual room lets, with each room offered on an 11-month rental contract.

Rental Income Breakdown

Ground Floor – 3 Bedrooms

3 rooms at £400 per calendar month

Monthly rental income: £1,200

First Floor – 3 Bedrooms

3 rooms at £465 per calendar month

Monthly rental income: £1,395

Second and Third Floors – 3 Bedrooms

3 rooms at £400 per calendar month

Monthly rental income: £1,200

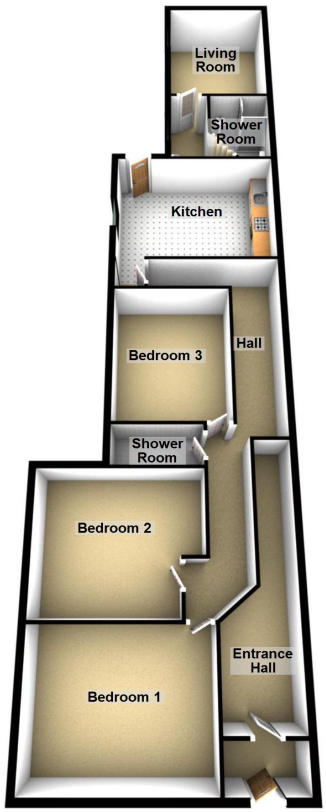




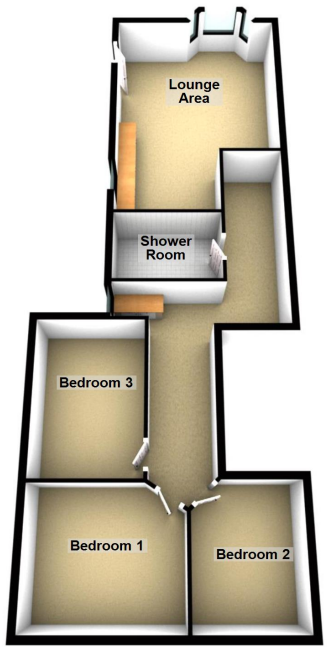


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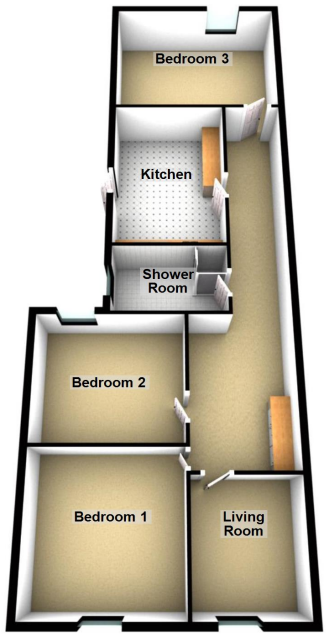
Ground Floor

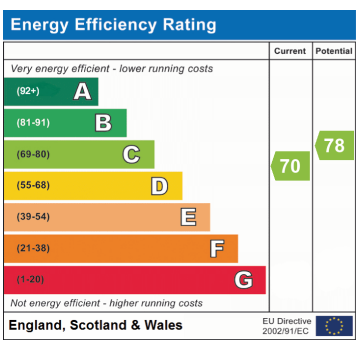


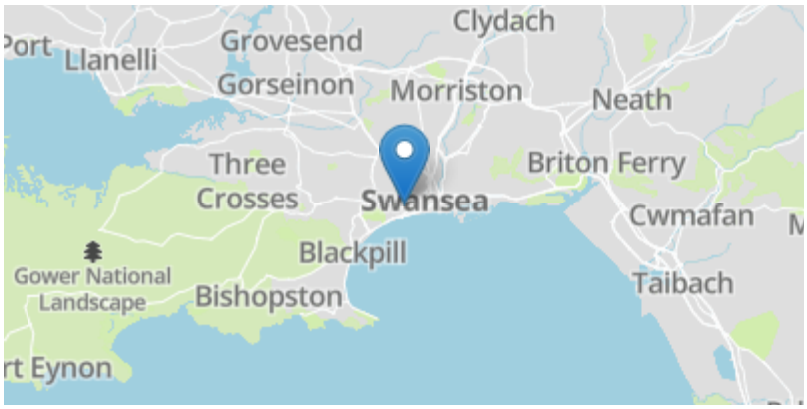
First Floor



Second Floor







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