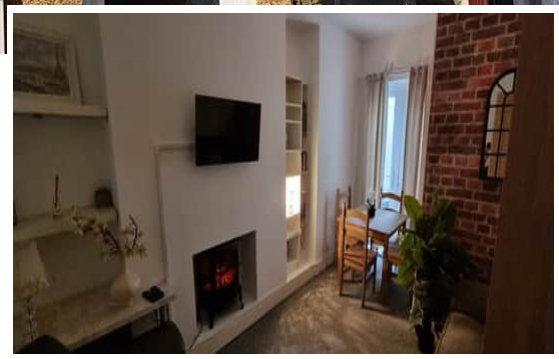
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FRESH
Estate & Letting Agents







39 Cromwell Street, Mount Pleasant, Swansea, SA1 6EY

Asking Price: £200,000

- Extended three-storey, six-bedroom HMO
- No forward chain
- Within easy reach of Swansea City Centre
- Fully tenanted

Tel 01792 464757 Email sales@freshsales.co.uk

Entrance Porch

Upon entering the property through a double-glazed front door, you are welcomed into a charming entrance porch, featuring an attractive terrazzo-style tiled floor, a wall-mounted fire alarm system and a beautiful original half-glazed door leading through to the hallway.

Hallway

With laminate flooring, staircase giving access to the first floor and doors to:-

Bedroom One

With original moulded coving, fire place and large double glazed bay window to front aspect.

Communal Lounge/Sitting Room

A welcoming and versatile communal living space, featuring stylish fitted shelving and a recessed wall area, providing an attractive focal point. Double-glazed French doors allow plenty of natural light to flood the room and open directly onto the rear garden.

Inner Hallway

With door to:-

Kitchen

A stylish, fully fitted modern kitchen featuring an extensive range of matching grey base and wall units, offering ample cupboard and drawer storage. Complementary colour-coordinated work surfaces provide generous preparation space, incorporating a one-and-a-half bowl ceramic sink with chrome extendable mixer tap supplying hot and cold water. Further features include plumbing for an automatic washing machine, laminate flooring, space for a fridge freezer, fitted shelving and recessed spot lighting.

A useful breakfast bar area provides additional seating and dining space. The kitchen is further equipped with a Logic double oven with grill and hot plate, a seven-ring gas hob and stainless steel extractor canopy above. A double-glazed window to the side aspect provides natural light, with a door leading to the rear lobby/utility room.

Rear Lobby/Utility Room

With ceramic tile flooring, plumbing for automatic washing machine and tumble drier, wall mounted boiler supplying domestic hot water and gas central heating, double glazed window and door to side and further door to:-

Bathroom

A modern three-piece white bathroom suite comprising a panelled bath with tiled surround, twin-head mains-fed chrome shower over and glazed side screen, white wash hand basin and low-level WC. The walls are finished with white brick-effect half-height tiling complemented by contrasting black trim. Further features include patterned ceramic tiled flooring, extractor fan and a double-glazed frosted window to the side aspect.

First Floor Landing Half Landing

Shower Room

A contemporary, modern three-piece shower room comprising a glazed walk-in shower cubicle with stylish black brick-effect wall tiling and a mains-fed chrome shower. There is a vanity wash hand basin with useful storage cupboard beneath, together with a low-level WC. Further features include ceramic tiled flooring, an extractor fan, fitted shelving to the recessed alcove and a double-glazed frosted window to the side aspect, providing natural light and privacy.

Bedroom Four

With double glazed window to rear aspect and door to:-

Ensuite Shower Room

A three piece suite comprising walk in shower, wash hand basin, low level WC, fully tiled walls, ceramic tile flooring and extractor fan.

Full Landing

With staircase giving access to the second floor and doors to:-

Bedroom Two

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







Bedroom Three

With laminate flooring, original ornate fire place and double glazed window to rear aspect.

Second Floor Landing

With double glazed window to rear aspect and doors to:-

Bedroom Five

With double glazed window to rear aspect.

Bedroom Six

With feature vaulted ceiling, original fire place and double glazed tilt and turn window to front aspect giving fantastic views over Swansea and Mumbles Head.

External

To the rear of the property is an enclosed and slightly tiered low maintenance garden.

Disclaimer

fully tenantedWhilst 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 £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.
Total payable upfront: £540, 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

This property represents an excellent buy-to-let investment opportunity, offering an attractive rental income and a strong return against the asking price.

The property currently has all six bedrooms fully occupied, generating the following rental income:

3 rooms rented at £400 per calendar month = £1,200

3 rooms rented at £430 per calendar month = £1,290

Total Monthly Rental Income: £2,490

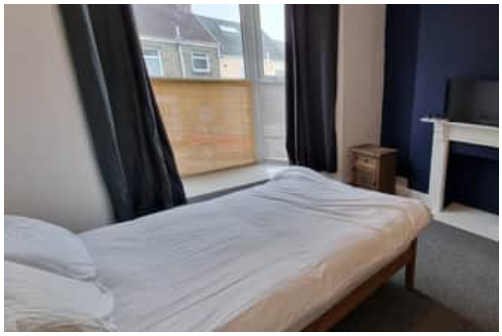
Total Annual Rental Income: £29,880

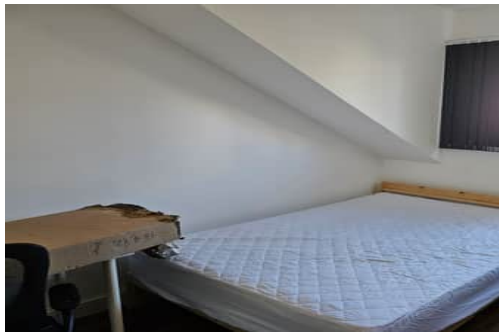
Based on the asking price of £200,000, this represents an impressive gross rental yield of approximately 14.94% per annum.

The property is already fully tenanted, providing an incoming purchaser with an established rental income from day one, subject to the existing tenancy arrangements.

With all six rooms occupied and generating consistent monthly revenue, this is a particularly attractive proposition for investors seeking a high-yielding property with an established income stream.

The rental return is well above what many traditional buy-to-let investments offer, making this a compelling opportunity for both experienced landlords and investors looking to expand their property portfolio.

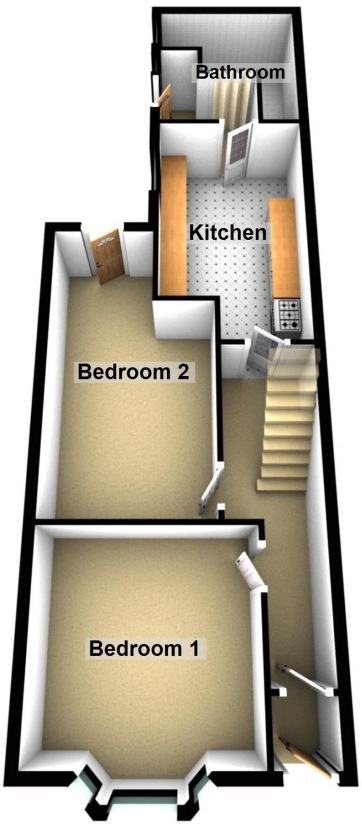




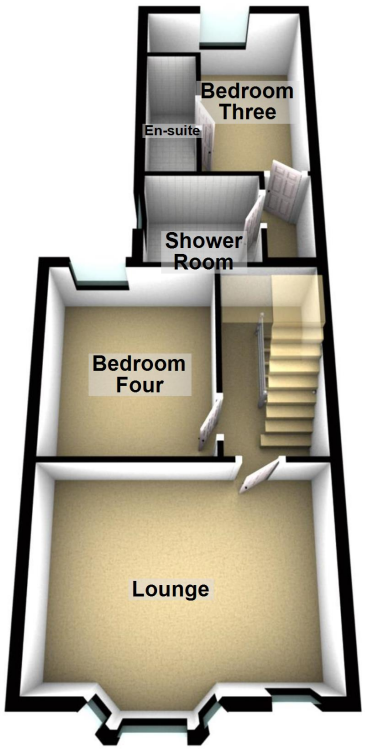


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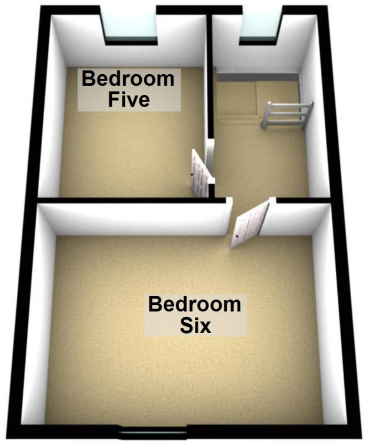
Ground Floor

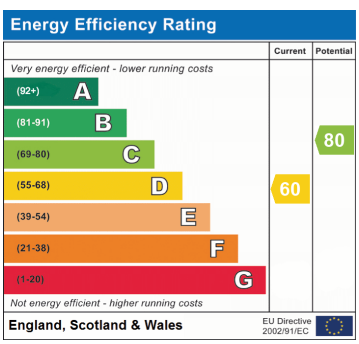


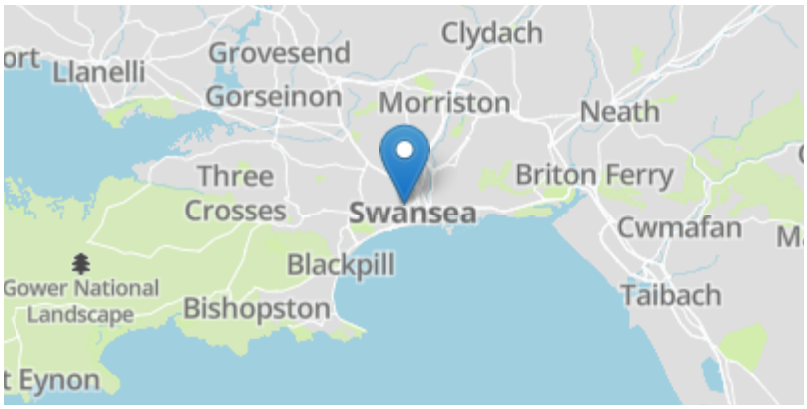
First Floor



Second Floor







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