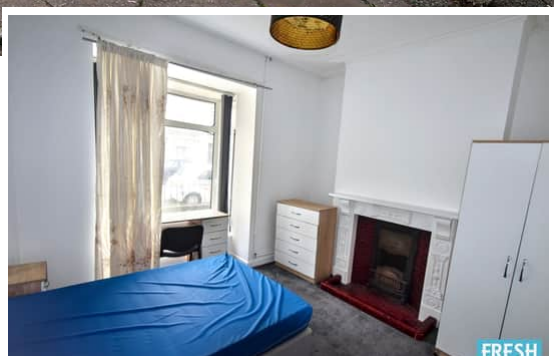
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FRESH
Estate & Letting Agents







St Helens Avenue, Swansea, SA1 4NE

Asking Price: £255,000

- Extended 3 Storey HMO Property
- Modern Fitted Kitchen And Communal Dining Area
- Fantastic Investment Opportunity
- Being Sold With No Forward Chain
- Six Bedrooms
- Popular And Convenient Residential Area
- Two Shower Rooms And Cloakroom

Tel 01792 464757 Email sales@freshsales.co.uk

FRESH We deliver on Service ...

Entrance Hallway

Entered Via double glazed front door to small porch with Terazo tiled flooring, original half glazed inner door to hallway with staircase giving access to the first floor and doors to:-

Bedroom One

3.93m x 3.13m (12' 11" x 10' 3")
With feature original cast iron fire place with ornate mantle tiled back panel and matching hearth, moulded coving and double glazed bay window to front aspect.

Bedroom Two

3.52m x 3.23m (11' 7" x 10' 7")
With double glazed window to rear aspect.

Cloakroom

1.06m x 0.75m (3' 6" x 2' 6")
A two piece suite comprising low level W.C, wash hand basin and double glazed frosted window to side aspect.

Shower Room

0.64m x 0.60m (2' 1" x 2' 0")
A single base walk in glazed shower cubicle housing electric shower.

Communal Lounge/Dining Room/Kitchen

3.42m x 2.97m (11' 3" x 9' 9") The property benefits from a good-sized, light and airy communal dining room, featuring attractive polished porcelain floor tiles, useful under stairs storage and a double-glazed window to the side aspect. The dining area flows seamlessly into a well-appointed, modern fitted kitchen, creating a spacious open-plan feel ideal for both everyday living and entertaining.

Kitchen

2.98m x 2.98m (9' 9" x 9' 9") The kitchen is fitted with an excellent range of matching high-gloss cream base and wall units, complemented by chrome handles and colour-coordinated roll-top work surfaces, providing ample preparation space and storage. Further features include a one-and-a-half bowl sink with hot and cold mixer taps, plumbing for a washing machine, dishwasher and tumble dryer, together with space for a fridge freezer.

Cooking facilities comprise a built-in fan-assisted electric oven, a four-ring ceramic hob with an additional two-ring plate warmer, and a stainless-steel extractor canopy with matching splashback. The room is finished with continued polished porcelain floor tiles, part-tiled walls, a double-glazed side window and a double-glazed door providing access to the side and rear of the property.

First Floor Half Landing

With doors to:-

Shower Room

1.60m x 1.08m (5' 3" x 3' 7")
With single base walk in glazed shower cubicle housing mains shower, low level WC, extractor fan and laminate flooring.

Bedroom Five

2.93m x 2.92m (9' 7" x 9' 7")
With Double glazed tilt and turn window looking onto the rear garden.

Full Landing

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

Bedroom Three

4.57m x 3.18m (15' 0" x 10' 5")
The largest of all the bedrooms, light and airy throughout with built in storage cupboard space and two double glazed windows to front aspect.

Bedroom Four

3.78m x 3.19m (12' 5" x 10' 6")
With double glazed window to rear aspect.

Second Floor Landing

With small window to rear aspect and door to:-







Bedroom Six

3.70m x 4.05m (12' 2" x 13' 3")
With inset spot lighting and Velux roof window to rear aspect.

External

To the rear is an enclosed, level and low-maintenance garden, featuring a paved patio area, attractive Cotswold stone chippings and walled boundaries, providing a private and practical outdoor space to enjoy.

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 £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.

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.

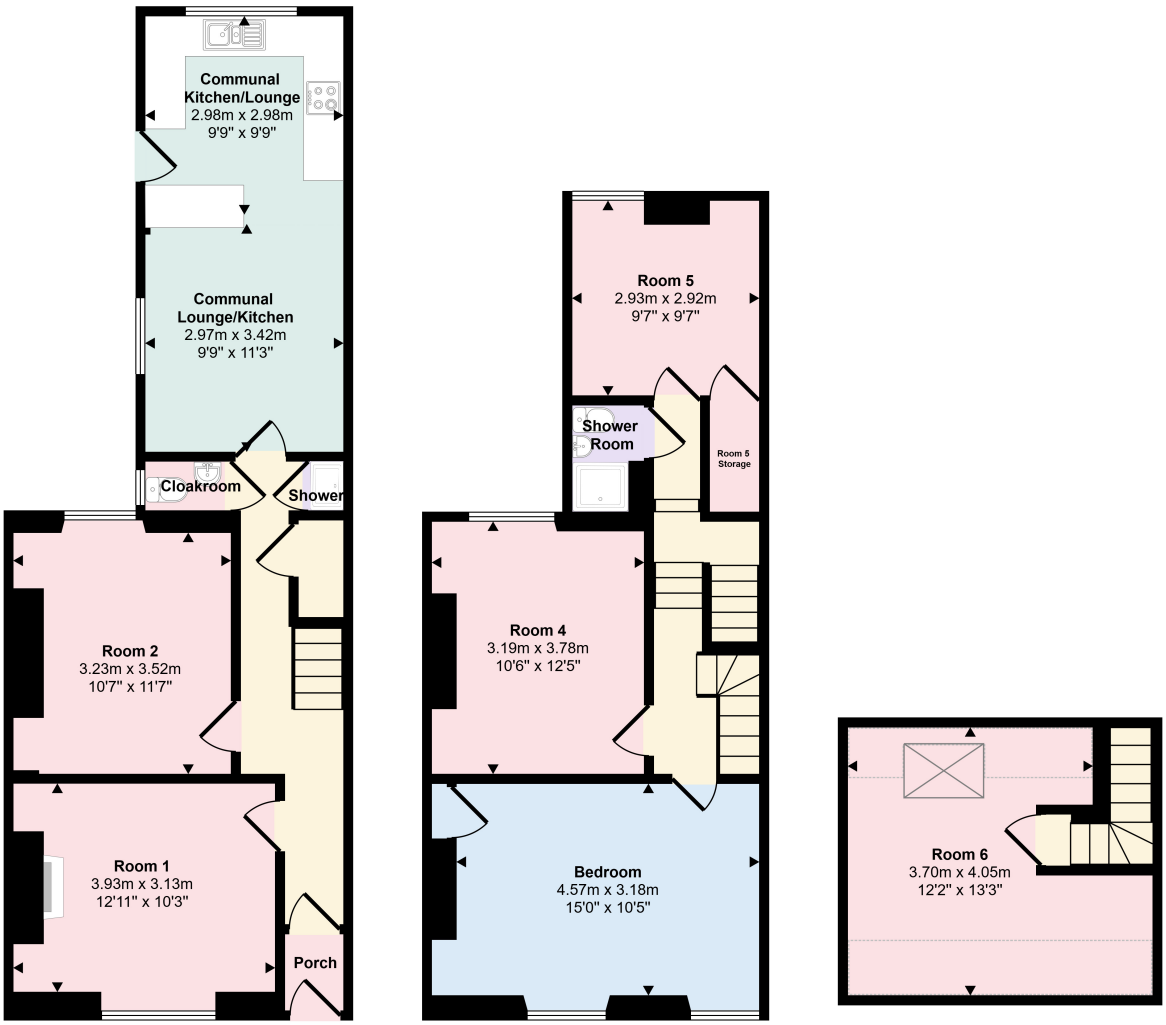






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Approx Gross Internal Area
128 sq m / 1380 sq ft



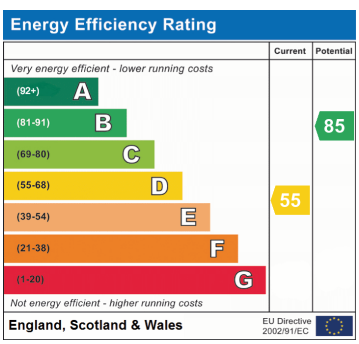
Ground Floor
Approx 59 sq m / 632 sq ft

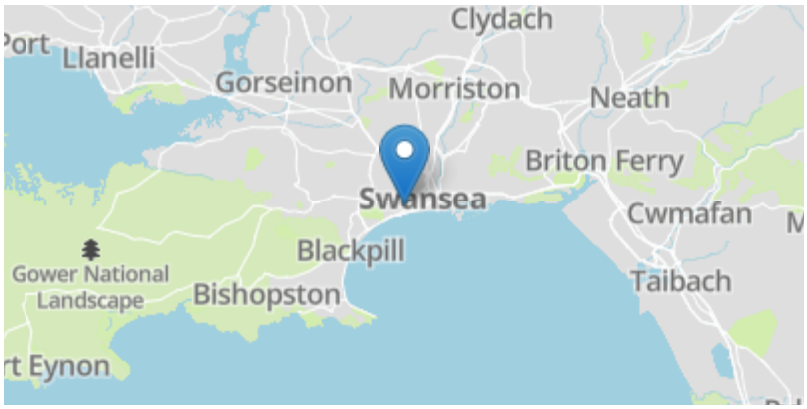
First Floor
Approx 51 sq m / 547 sq ft

Second Floor
Approx 19 sq m / 201 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





139 Woodfield Street, Swansea, West Glamorgan, SA6 8AL Tel 01792 464757 Email sales@freshsales.co.uk