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Estate & Letting Agents



12 Gwydr Crescent, Uplands, Swansea, SA2 0AA

Asking Price: £435,000

- Established 8 Room HMO Property Fully Let For The Next Academic Year
- Multiple Income Streams With Strong Investment Potential
- A Rare And Unique Investment Opportunity
- Additional Commercial Unit Currently Operating As A Hair And Beauty Salon
- Rear Access Parking And Lock Up Garage
- A Must See Property To Appreciate





Tel 01792 464757 Email sales@freshsales.co.uk

Main Entrance Communal Hallway

Entered via double glazed front door to communal hallway with staircase giving access to all floors and doors to:-

GROUND FLOOR APARTMENT

Entered via solid oak door to:-

Hallway

With laminate flooring, coving and solid oak doors to:-

Communal Lounge/Kitchen

4.33m x 3.91m (14' 2" x 12' 10")
A generously proportioned and beautifully presented communal lounge, offering a bright, comfortable and contemporary space ideal for residents to relax, socialise and entertain. The lounge benefits from a double-glazed bay window to the front aspect, creating a bright and inviting atmosphere, while comfortable chairs and a settee provide an ideal setting for residents to unwind and enjoy the communal surroundings.

The open-plan layout creates a welcoming sense of space and flows seamlessly into a fully fitted modern kitchen: stylishly appointed with a range of matching high-gloss grey wall, base and drawer units, complemented by chrome handles and colour-coordinated work surfaces providing an excellent preparation area. Further features include a single-drainer sink with hot and cold mixer tap, brick-effect part-tiled walls and attractive laminate flooring.

Integrated appliances include a built-in fan-assisted electric oven with grill, four-ring electric hob and extractor canopy over, with space provided for a fridge freezer. Inset spot lighting adds a contemporary finishing touch.

Bedroom One

3.71m x 3.69m (12' 2" x 12' 1")
With laminate flooring, coving and double glazed window to side aspect.

Inner Hallway

With doors to:-

Bedroom Two

4.29m x 2.68m (14' 1" x 8' 10")
With laminate flooring and double glazed window to side aspect.

Bedroom Three

3.27m x 2.68m (10' 9" x 8' 10")
With laminate flooring and double glazed window to side aspect.

Rear Lobby

With continued laminate flooring, double glazed door giving access to the side and rear and further door to:-

Shower Room

2.93m x 1.44m (9' 7" x 4' 9")
A three piece suite comprising a triple base walk in glazed shower housing a twin head chrome electric shower, vanity wash hand basin with storage cupboard space under, low level WC, ceramic tile flooring, fully tiled walls, heated chrome towel rail, built in airing cupboard space housing boiler supplying domestic hot water and gas central heating and double glazed frosted window to rear aspect.

First Floor Landing

With doors to:-

APARTMENT TWO

Entered via front door to hallway with light oak effect laminate flooring and doors to:-

Communal Lounge/Dining Room

5.68m x 3.76m (18' 8" x 12' 4")
A light and bright communal lounge, providing a comfortable and welcoming space to relax and socialise. The room benefits from attractive laminate flooring, ample space for a table and chairs and a comfortable settee area. Natural light floods in through two double-glazed windows to the front aspect, complemented by a further double-glazed window to the side, creating a pleasant and airy atmosphere.

Kitchen

3.81m x 2.73m (12' 6" x 8' 11")
A well-presented and fully fitted modern kitchen, thoughtfully designed to combine style with everyday practicality. The kitchen features a comprehensive range of matching high-gloss cream base and wall units, complemented by ample drawer space and attractive chrome handles.
The colour-coordinated roll-top work surfaces provide generous preparation space and incorporate a one-and-a-half bowl sink unit with hot and cold mixer tap. Integrated appliances include a fan-assisted electric oven and grill, together with a four-ring electric hob and stainless-steel and glass extractor canopy.
Further features include plumbing for an automatic washing machine, a useful built-in wine rack, and designated space for a fridge/freezer. A wall-mounted boiler provides domestic hot water and gas central heating.
The kitchen is enhanced by brick-effect part-tiled walls and a double-glazed side-facing window, creating a bright, contemporary and highly functional space ideal for modern family living.

Inner Hallway

Accessed from the kitchen with laminate flooring, double glazed door giving access to the fire escape and further doors to:-

Bedroom One

3.27m x 3.06m (10' 9" x 10' 0")
With medium oak effect laminate and double glazed window to side aspect.

Bedroom Two

5.38m x 2.68m (17' 8" x 8' 10")
With medium oak effect laminate and double glazed window to side aspect.







Bathroom

3.03m x 1.54m (9' 11" x 5' 1")
A well-appointed three-piece bathroom suite finished in white, comprising a panel bath with chrome mains shower over and glazed side screen, low-level WC and wash hand basin. The room benefits from fully tiled walls, ceramic tiled flooring, a heated chrome towel rail and extractor fan. There is also useful built-in airing cupboard space housing the boiler, providing domestic hot water and gas central heating, together with a double-glazed frosted window to the side aspect.

Second Floor Landing

Accessed from the first-floor landing via a dog-leg staircase, the staircase rises to a spacious second-floor landing. The landing continues into an L-shaped entrance area, finished with attractive light oak laminate flooring and providing access to the following rooms:

Lounge/Dining Room/Kitchenette

5.68m x 3.95m (18' 8" x 13' 0")
A particularly striking and spacious communal area, thoughtfully designed to provide residents with an inviting space to relax, dine and socialise. The room features a fully fitted contemporary kitchen, offering an excellent selection of high-gloss grey wall, base and drawer units, complemented by coordinating work surfaces and a generous preparation area.
The kitchen is well equipped with a single-drainer sink and hot and cold mixer tap, built-in fan-assisted electric oven with grill, four-ring electric hob and stainless-steel extractor canopy. There is also designated space for a fridge/freezer, providing everything required for convenient day-to-day living.
Adding further character, the kitchen benefits from attractive blue brick-effect part-tiled walls, creating a stylish contemporary finish. The kitchen flows seamlessly into an adjoining open-plan lounge and dining area, offering a versatile communal space ideal for relaxing, entertaining or enjoying meals together.
The room is enhanced by a combination of ceramic tiled and laminate flooring, while double-glazed windows to both the front and side aspects provide excellent natural light and create a bright, welcoming atmosphere.

Bedroom One

3.92m x 3.71m (12' 10" x 12' 2")
With laminate flooring and double glazed window to side aspect.

Inner Hallway

An L shaped hallway with light oak effect laminate flooring, double glazed door giving access to the rear fire escape and doors to:-

Bedroom Two

3.26m x 3.04m (10' 8" x 10' 0")
With laminate flooring and double glazed window to side aspect.

Bedroom Three

4.38m x 2.72m (14' 4" x 8' 11")
With double glazed window to rear aspect.

Shower Room

2.68m x 2.30m (8' 10" x 7' 7")
A stylish modern three-piece shower room comprising a generous walk-in glazed shower cubicle with electric shower, vanity wash hand basin with useful storage beneath, and low-level WC. Finished with porcelain floor tiling, ceramic wall tiling, extractor fan and a useful built-in airing cupboard housing the boiler, which provides domestic hot water and gas central heating. Double-glazed frosted window to the side aspect.

External

Occupying a generous corner plot, the property benefits from an unusually spacious and versatile outside area. The side garden is predominantly laid to lawn, creating a substantial open space that continues around to the low-maintenance rear area, which accommodates the fire escape serving all floors.
The property also benefits from rear vehicular access and parking, providing added convenience and leading directly to a garage, a particularly valuable feature for a property of this type.

Commercial Unit And Lock Up Garage

Adding further versatility, the property has an attached commercial unit to the side, which is currently trading as an established hairdressing and beauty salon, generating valuable rental income in addition to the income produced by the property. This offers an exciting opportunity for buyers seeking a property with combined residential and commercial potential, whether for continued use as a salon, an alternative business use subject to the necessary consents, or potentially as an additional income stream.
The commercial space was previously split into two smaller units but has recently been refurbished and converted into one spacious, open-plan unit.
The salon also benefits from the use of an attached lock-up garage, offering excellent additional storage and making the premises particularly practical for the current occupier.
The combination of established residential income and additional commercial rental income makes this an attractive proposition for investors seeking diversified and potentially strong cash flow from a single property.

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.

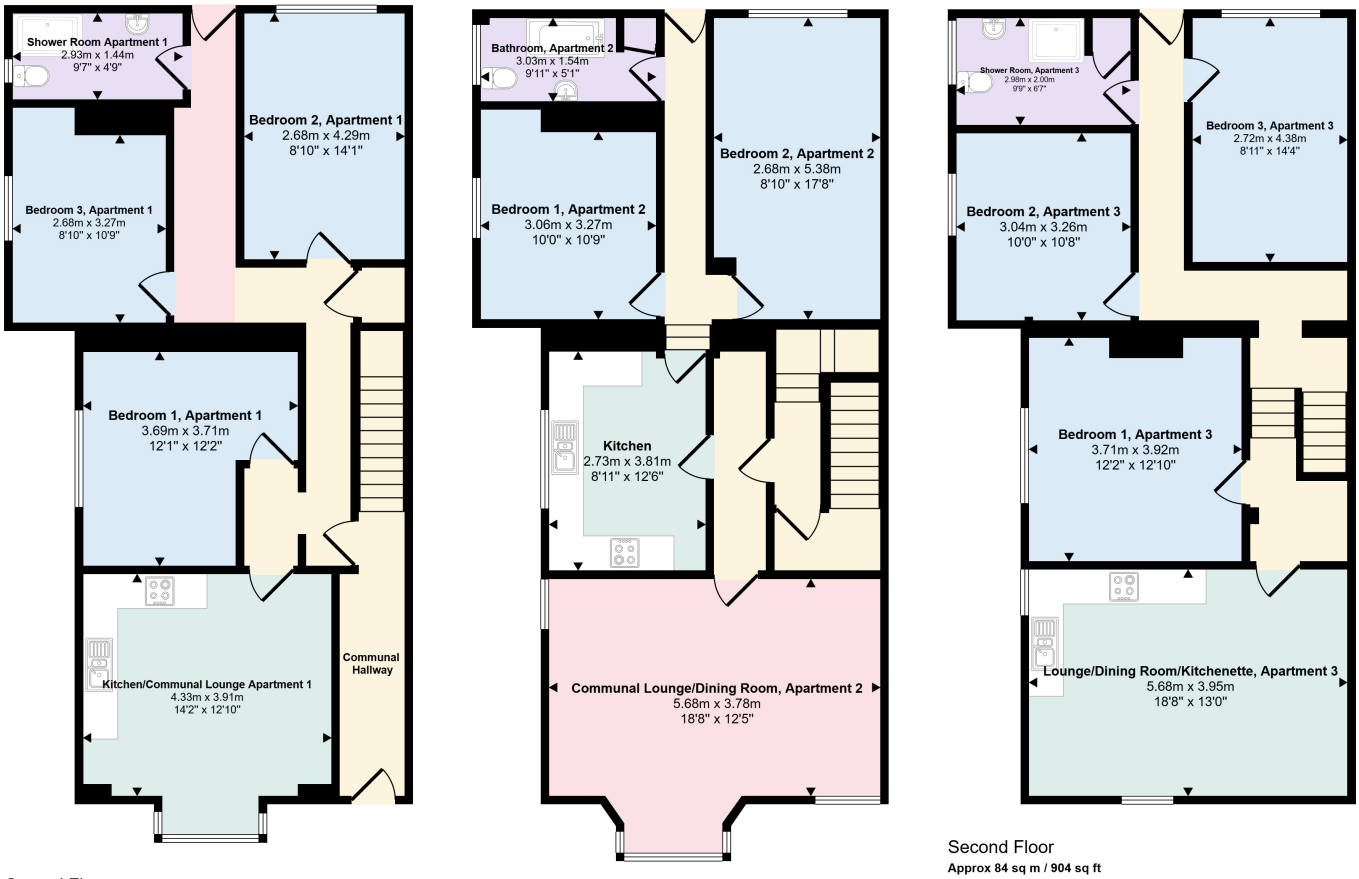






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Approx Gross Internal Area
252 sq m / 2708 sq ft

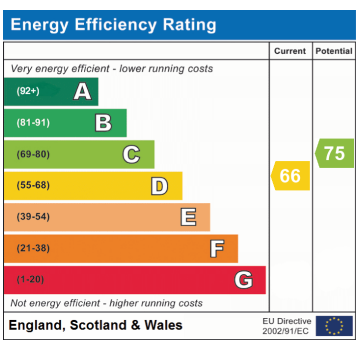


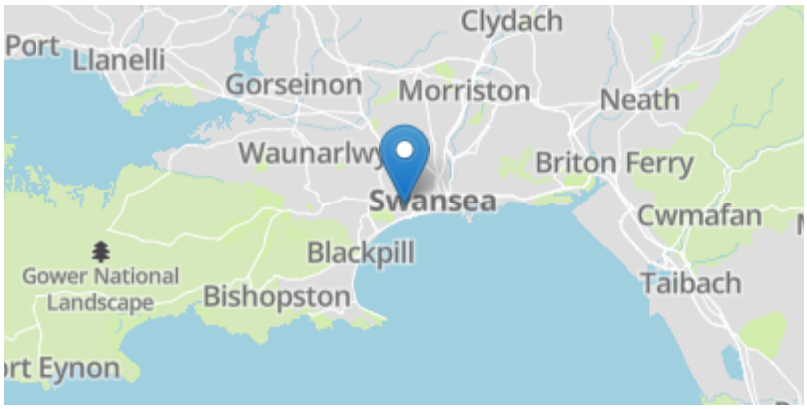
Ground Floor
Approx 83 sq m / 894 sq ft

First Floor
Approx 85 sq m / 910 sq ft

Second Floor
Approx 84 sq m / 904 sq ft

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.





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