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FRESH

Estate & Letting Agents







134 Constitution Hill, Swansea, SA1 6JA

Asking Price: £330,000

- Extended And Exceptionally Well Presented 3 Storey HMO Property
- 7 Bedrooms Offering Excellent Rental Income Potential
- Convenient Access To Swansea City Center University And All Local Amenities
- Attractive To Students And Working Professionals
- A Must See Property

Tel 01792 464757 Email sales@freshsales.co.uk

Entrance Porch

Entered via double glazed front door to small porch with feature Terrazzo tile flooring, inner half glazed door to:-

Hallway

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

Communal Lounge

4.90m x 4.59m (16' 1" x 15' 1")
A good size light and airy room with heron bone solid wood flooring, open fire place with marble hearth and double glazed bay window to front aspect.

Room One

4.85m x 3.85m (15' 11" x 12' 8")
With heron bone wood block flooring, picture rail, fitted shelves to recess and double glazed window to rear access.

Inner Hallway

With door to:-

Kitchen

4.76m x 3.46m (15' 7" x 11' 4")
A fully fitted and beautifully presented modern kitchen, featuring a comprehensive range of matching high-gloss light grey wall and base units complemented by wood-effect roll-top work surfaces, providing ample preparation space. The kitchen incorporates a single drainer sink unit with mixer tap, plumbing for a dishwasher, washing machine and tumble dryer, together with a built-in fan-assisted electric oven, six-ring gas hob and stainless steel extractor canopy with matching splashback. There is designated space for a fridge/freezer and a useful breakfast bar area, ideal for informal dining. Further benefits include ceramic tiled flooring, attractive brick-effect part-tiled walls, inset spot lighting, a double-glazed window to the side elevation, and a door providing access to:-

Rear Lobby

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

Shower Room

A three piece suite comprising corner base walk in glazed shower cubicle housing mains shower, low level W.C., wash hand basin, ceramic tile flooring, extractor fan and double glazed frosted window to side aspect.

First Floor Half Landing

3.39m x 2.28m (11' 1" x 7' 6")
With doors to:-

Cloakroom

1.47m x 1.40m (4' 10" x 4' 7")
With low level W.C., and double glazed frosted window to side aspect.

Shower Room

2.31m x 1.82m (7' 7" x 6' 0")
A three piece suite comprising double base walk in glazed shower cubicle housing electric shower with brick effect tiled walls, low level W.C., wash hand basin, extractor fan and double glazed frosted window to side aspect.

Room Two

4.29m x 3.42m (14' 1" x 11' 3")
With laminate flooring, built in cupboard space housing boiler supplying domestic hot water and gas central heating and double glazed window to rear aspect.

First Floor Full Landing

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

Room Three

3.90m x 3.62m (12' 10" x 11' 11")
With laminate flooring, picture rail and double glazed window to rear aspect.

Room Four

5.91m x 3.74m (19' 5" x 12' 3")
With laminate flooring, picture rail and two double glazed windows to front aspect giving fantastic uninterrupted Swansea and Mumbles sea views.

Second Floor Landing







Room Five

5.39m x 3.42m (17' 8" x 11' 3")
The largest of all rooms with the added advantage of its own Ensuite shower, laminate flooring, double glazed window to side aspect giving fantastic sea views and door to:-

Ensuite Shower Room

2.11m x 1.82m (6' 11" x 6' 0")
A three piece suite comprising a one and a half base walk in glazed shower cubicle housing electric twin head shower, low level W.C., wash hand basin, part tile walls, tile effect laminate flooring, extractor fan and double glazed tilt and turn frosted window to side aspect.

Room Six

3.84m x 3.83m (12' 7" x 12' 7")
With spot lighting and double glazed window to rear aspect.

Room Seven

5.90m x 3.80m (19' 4" x 12' 6")
With vaulted beamed ceiling and double glazed window to front aspect giving fantastic Swansea and Mumbles sea views.

External

A small level and enclosed low maintenance rear garden with gate giving access to rear service lane.

AGENTS NOTE

An outstanding opportunity to acquire a well-performing rental property delivering strong and consistent returns.

This attractive investment comprises 7 fully let rooms, each generating £420 per calendar month,(£490.00 INCLUDING BILLS) producing a total monthly rental income of £2,940.

Based on an 11-month occupancy model, the property generates an impressive annual income of approximately £32,330, offering investors a reliable and attractive yield with excellent income potential.

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.

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.







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Approx Gross Internal Area
222 sq m / 2388 sq ft

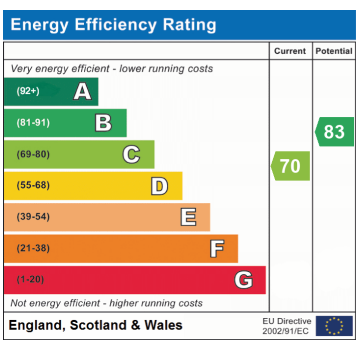


Ground Floor
Approx 76 sq m / 818 sq ft

First Floor
Approx 73 sq m / 787 sq ft

Second Floor
Approx 73 sq m / 782 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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