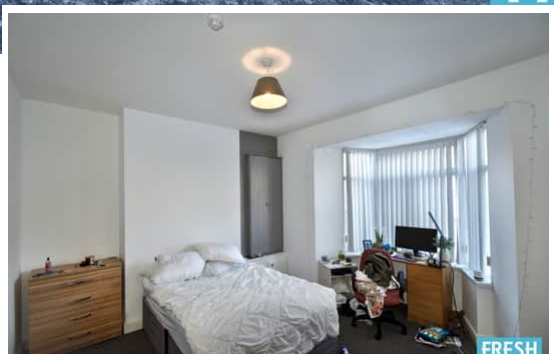
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FRESH
Estate & Letting Agents







King Edwards Road, Brynmill, Swansea, SA1 4LX

Asking Price: £259,950

- EXtended Three Storey Mid Terrace HMO Property
- Fantastic Investment Opportunity
- Popular And Sought After Residential Area
- Immaculate Condition Throughout
- 5 Bedrooms
- First Floor Communal Lounge
- Two Bathrooms

Tel 01792 464757 Email sales@freshsales.co.uk

FRESH We deliver on Service ...

Entrance Hallway

Entered via double glazed front door to hallway with staircase giving access to the first floor, wall mounted fire alarm syatem and doors to:-

Room One

4.431m x 4.314m (14' 6" x 14' 2")
With carpet flooring, double glazed bay window to front aspect.

Room Two

3.448m x 3.196m (11' 4" x 10' 6")
With double glazed window to rear aspect.

Kitchen

4.440m x 3.049m (14' 7" x 10' 0")
A well appointed and fully fitted modern kitchen with a good selection of matching base and wall units in high gloss white with chrome handles, wood roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring gas hob and stainless steel extractor canopy over, brick effect part tiled walls, medium oak effect laminate flooring, space for fridge/freezer, inset spot lighting, double glazed window to side aspect and door to:-

Utility Room

3.024m x 1.270m (9' 11" x 4' 2")
With laminate flooring, plumbing for automatic washing machine, double glazed door giving access to side and rear and further door to:-

Shower Room

2.404m x 1.771m (7' 11" x 5' 10")
A three piece suite comprising walk in glazed shower cubicle housing electric shower, low level W.C, wash hand basin, inset spot lighting, extractor fan and heated chrome towel rail.

First Floor Half Landing

With doors to:-

Communal Lounge

4.554m x 3.335m (14' 11" x 10' 11")
A good sized light and airy room with inset spot lighting, laminate flooring, double glazed window to side aspect and door to:-

Bathroom

3.480m x 2.483m (11' 5" x 8' 2")
A four piece suite in white comprising panel bath, double base walk in glazed shower cubicle housing mains shower, low level W.C, wash hand basin, laminate flooring, inset spot lighting, built in cupboard housing wall mounted boiler (supplying domestic hot water and gas central heating), extractor fan and double glazed frosted window to rear aspect.

Full Landing

With doors to:-

Room Three

4.054m x 3.115m (13' 4" x 10' 3")
With fitted wardrobes and double glazed window to rear access.

Room Four

4.974m x 3.213m (16' 4" x 10' 6")
With two double glazed windows to front aspect.

Second Floor Landing

With staircase giving access to the second floor, double glazed window toi rear aspect and door to:-

Room Five

The largest of all the bedrooms with vaulted ceiling and double glazed window to rear aspect.

External

To the rear of the property is a small and enclosed low maintenance garden, 5 berth wooden shed currently used as a bike store and for recycling.use and gate giving access to the rear service lane.

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
143 sq m / 1536 sq ft



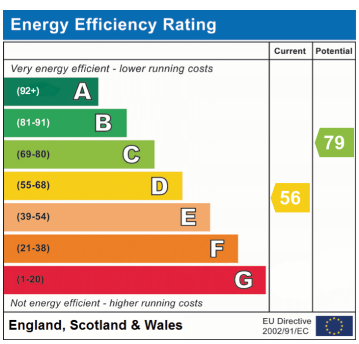
Ground Floor
Approx 59 sq m / 638 sq ft

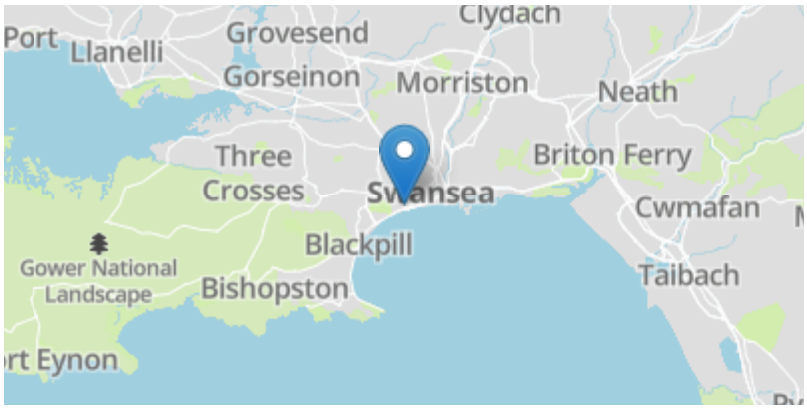
First Floor
Approx 59 sq m / 640 sq ft

Second Floor
Approx 24 sq m / 258 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.





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