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Estate & Letting Agents







Westbury Street, Swansea, SA1 4JN

Asking Price: £240,000

- An Extended Mid Terrace Investment Opportunity
- Strong Rental Potential Appealing To Students Professionals And Investors
- Being Sold With No Forward Chain
- Two Self Contained Apartments Both With 2 Bedrooms Set Out Over 4 Floors
- Popular And Conventient Residential Area
- A Must See Property

Tel 01792 464757 Email sales@freshsales.co.uk

Entrance Communal Hallway

Entered via double glazed front door to communal hallway with doors giving access to both ground and lower ground floor and first and second floor maisonette.

Ground And Lower Ground Apartment

Entered via front door to:-

Hallway

With door and staircase giving access to the lower ground floor and further doors to:-

Bedroom One

4.60m x 3.49m (15' 1" x 11' 5")
With double glazed bay window to front aspect.

Shower Room

A three piece suite comprising a glazed walk in shower cubicle housing chrome mains shower, low level WC, wash hand basin, half tiled walls, tile effect cushion flooring, built in airing cupboard space housing boiler supplying domestic hot water and gas central heating, extractor fan and double glazed frosted window to rear aspect.

Bedroom Two

3.22m x 2.54m (10' 7" x 8' 4")
With double glazed window to rear aspect.

Lower Ground Floor

Accessed off the main hallway, staircase then giving access to:-

Lounge/Dining room/Sitting Room

5.26m x 4.10m (17' 3" x 13' 5")
A good-sized, light and airy communal living space, offering ample room for a dining table and chairs. Featuring double-glazed doors opening onto the rear garden, along with a further doorway providing access to the kitchen. The room flows seamlessly into the adjoining TV lounge, creating a spacious, open-plan layout ideal for both everyday family living and entertaining.

Kitchen

3.27m x 2.47m (10' 9" x 8' 1")
The modern fitted kitchen features an excellent range of matching beech-effect wall and base units, complemented by chrome handles and a coordinating speckled roll-top work surface, providing ample preparation space. Integrated cooking facilities include a built-in fan-assisted electric oven and grill, a four-ring gas hob with stainless steel extractor canopy above, and a single drainer sink with hot and cold mixer taps. Further benefits include plumbing for an automatic washing machine, space for a fridge/freezer, half-tiled walls and attractive quarry-tiled flooring. A double-glazed door provides access to the side and rear of the property, while a double-glazed window overlooks the rear garden.

First And Second Floor Apartment

Accessed off the main communal ground floor hallway, staircase then gives access to the first floor landing area.

First Floor Landing

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

Bedroom One

With double glazed window to front aspect.

Bedroom Two

4.89m x 2.04m (16' 1" x 6' 8")
With double glazed window to front aspect.

Shower Room

2.50m x 1.65m (8' 2" x 5' 5")
A three bedroom white suite comprising walk in glazed shower cubicle housing chrome mains shower, wash hand basin, low level WC, half tiled walls, tile effect cushion flooring, built in airing cupboard space housing boiler supplying domestic hot water and gas central heating and double glazed frosted window to rear aspect.

Second Floor Landing

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







Communal Lounge/Kitchenette

4.47m x 4.35m (14' 8" x 14' 3")
An impressive attic-style communal room featuring a striking vaulted ceiling and a versatile open-plan layout, incorporating a comfortable sitting area, dining space and modern fitted kitchenette, creating a welcoming and sociable environment for residents to relax and dine. The kitchenette is fitted with an attractive range of matching beech-effect base and wall units with chrome handles, complemented by colour-coordinated speckled work surfaces providing ample preparation space. Further features include a single drainer sink unit with mixer taps, built-in fan-assisted electric oven and grill, four-ring gas hob with stainless steel extractor canopy over, plumbing for an automatic washing machine, and space for under-counter fridge and freezer. The room also benefits from part-tiled walls, tile-effect cushioned flooring, useful eaves storage, a Velux roof window to the front aspect and an additional window to the rear, allowing natural light to enhance this characterful and practical communal living space.

External

A small and enclosed low maintenance Rear garden.

Agents Note

Each self-contained apartment generates £950 per month on a 12-month tenancy agreement, providing a reliable annual rental income of £11,400 per apartment. With two apartments, this equates to a combined annual rental income of £22,800, offering a strong and attractive rental investment opportunity.

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.

Importantant Fee Information

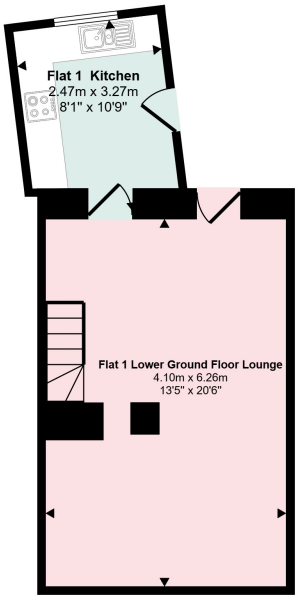
A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.
Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only 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.



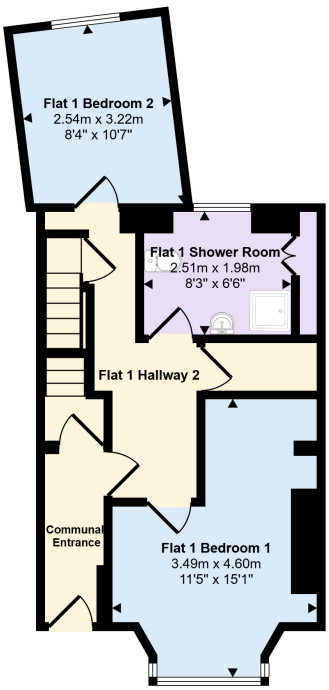




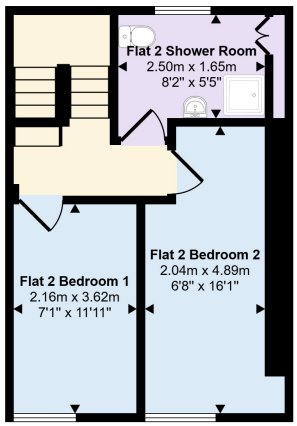
Approx Gross Internal Area
130 sq m / 1398 sq ft



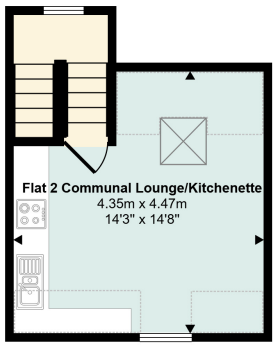
Lower Ground Floor
Approx 35 sq m / 373 sq ft



Ground Floor
Approx 42 sq m / 454 sq ft



First Floor
Approx 32 sq m / 346 sq ft



Second Floor
Approx 21 sq m / 224 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.

