Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

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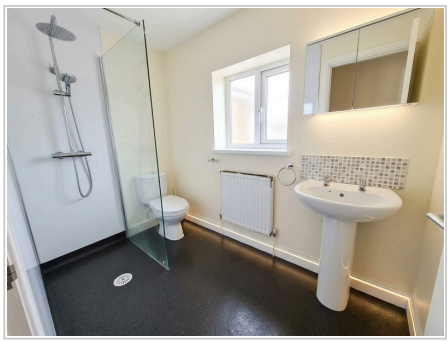
Vincent Street
Swansea
SA1 3TY

£169,995











- Versatile property currently licensed as a 4-bedroom HMO
- Suitable as a 3-4 bedroom family home or investment opportunity
- Prime Sandfields location, within walking distance of Swansea Bay
- Flexible ground floor with bedroom 4 / additional reception room
- Spacious kitchen / dining room
- Three well-proportioned first-floor bedrooms
- First-floor modern shower room
- Offered for sale with no onward chain

Ref: PRM12505

Viewing Instructions: Strictly By Appointment Only

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General Description

Situated in the heart of Sandfields, Swansea, just a short walk from Swansea Bay, this versatile 3-4 bedroom property is currently licensed as a 4-bedroom HMO or suitable as a family home. The accommodation comprises an entrance hallway, bedroom 4/reception room, living room, spacious kitchen/dining room, 3 upstairs bedrooms, shower room, and small rear yard.

Accommodation

Ground Floor

Entrance Hall

uPVC double glazed door to front, stairs to 1st floor, laminate flooring and radiator.

Bedroom 4/Reception (11' 3" x 9' 1") or (3.44m x 2.77m)

uPVC double glazed window to front and radiator.

Lounge (13' 2" x 10' 8") or (4.01m x 3.24m)

uPVC double glazed window to rear and radiator.

Kitchen/ dining room (22' 2" x 7' 10") or (6.76m x 2.40m)

Two uPVC double glazed windows, uPVC double glazed door to side, range of base and wall units with tiled splash backs, integrated 4-ring electric hob and oven with extractor fan over, stainless steel sink unit, plumbing for washing machine, space for fridge freezer, space for dining, wall mounted gas combi central heating boiler. vinyl flooring and radiator.

First Floor

Landing: loft access.

Bedroom 1 (14' 4" x 11' 2") or (4.37m x 3.41m)

uPVC double glazed window to front and radiator.

Bedroom 2 (10' 8" x 6' 11") or (3.26m x 2.12m)

uPVC double glazed window to rear, built in storage cupboard and radiator.

Shower Room

uPVC frosted double glazed window to side, walk in shower, low level WC, pedestal wash hand basin, vinyl flooring and radiator.

Bedroom 3 (13' 7" x 7' 5") or (4.13m x 2.26m)

Two uPVC double glazed windows and radiator.

EXTERNALLY

To rear: small rear yard.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

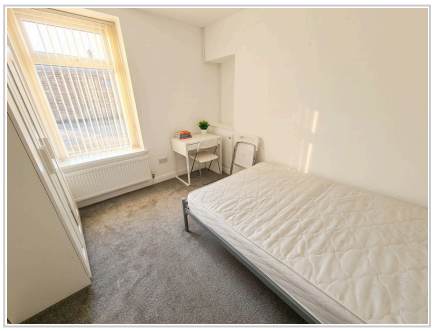
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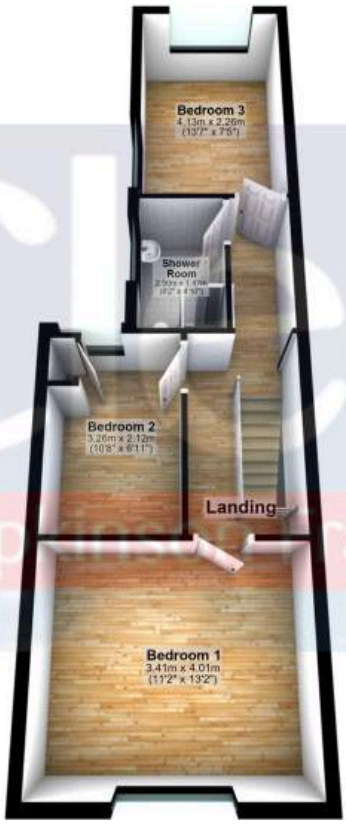









First Floor



Ground Floor



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