Dawsons
estate agents

First Floor, 70 Mansel Street, Swansea, SA1 5TN

HMO LICENCE UNTIL 25th APRIL 2018. A mid terraced maisonette within easy access to the town centre. The property comprises of Kitchen/breakfast room, four bedrooms. Shower room and separate WC. The property also benefits from uPVC double glazing, gas central heating and one parking space to the rear.
IDEAL INVESTMENT BUY OFFERING NO ONWARD CHAIN.

Asking Price £130,000

11 Walter Road, Swansea, SA1 5NF
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Relocation agent network
relocation-agent-network.co.uk

The Property Ombudsman

ENTRANCE
Enter via wooden door into:

HALLWAY
Stairs to:

FIRST FLOOR

HALLWAY
Stairs to second floor, radiator.

KITCHEN/BREAKFAST ROOM 5.13m x 2.80m (16'10" x 9'2")
Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, radiator, uPVC double glazed window to side, external wooden rear door.

SHOWER ROOM
Three piece suite comprising shower cubicle, low level w.c, pedestal wash hand basin, uPVC double glazed window to side.

W.C
Two piece suite comprising low level w.c, wash hand basin, uPVC double glazed window to side.

BEDROOM 1 5.01m x 3.21m (16'5" x 10'6")
UPVC double glazed window bay to front, radiator.

BEDROOM 2 3.69m x 3.20m (12'1" x 10'6")
UPVC double glazed window to rear, radiator.

SECOND FLOOR

HALLWAY
Velux window.

BEDROOM 3 3.68m x 3.24m (12'1" x 10'8")
UPVC double glazed window to rear, radiator.

BEDROOM 4 5.00m x 3.82m (16'5" x 12'6")
UPVC double glazed window to front with sea views, radiator.

EXTERNAL

FRONT
Steps to forecourt.

REAR
One parking space.

DIRECTIONS
From our Walter Road Showroom proceed down this road in the direction of the City Centre proceeding onto Mansel Street and the property can be found on your left hand side.

TENURE: Leasehold
V is the freeholder of this. There is a ground floor flat ao any works or payments on the building are split between the 2. 2/3rds to this flat and 1/3rd to G/F flat.

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 646 060

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.