



Cromwell Street, Mount Pleasant, Swansea, SA1 6EX

CALLING ALL INVESTORS EARLY VIEWING RECOMMENDED ON THIS FIVE LETTING ROOM HMO PROPERTY LICENCED UNTIL 2021. Accommodation within comprises of Five letting rooms, Communal lounge, Communal kitchen, ground floor cloakroom, first floor shower room. Externally there is a front forecourt with an enclosed rear garden. Situated in the City Centre with good transport links to various University campuses and all local amenities.

Asking Price £149,000

11 Walter Road, Swansea, SA1 5NF
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ENTRANCE

Enter via uPVC door into:

PORCH

Laminate flooring, glass panel wooden door into:

COMMUNAL HALLWAY

Decorative corble, radiator, stairs to first floor.

LETTING ROOM 1

LETTING ROOM 2 3.46m x 3.01m (11'4" x 9'11")

UPVC double glazed window to rear, alcove, radiator, laminate flooring.

WC

Two piece suite comprising low level w.c, wall mounted wash hand basin, tiled flooring, uPVC double glazed window to side.

COMMUNAL LOUNGE 3.71m x 3.27m (12'2" x 10'9")

UPVC double glazed window to side, coved ceiling, radiator, laminate flooring.

KITCHEN 3.29m x 3.18m (10'10" x 10'5")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob, chimney style extractor fan over, plumbed for washing machine, part tiled walls, coved ceiling, wall mounted boiler, radiator, uPVC double glazed window to rear, uPVC glass panel door to side.

FIRST FLOOR

LANDING

Loft access, coved ceiling.

LETTING ROOM 3 4.83m x 4.62m (15'10" x 15'2")

UPVC double glazed bay window to front, coved ceiling, alcoves, radiator, laminate flooring.

LETTING ROOM 4

SHOWER ROOM

Three piece suite comprising step in shower cubicle, low level w.c, pedestal wash hand basin, part tiled/part Respertex style walls, radiator, tiled flooring, uPVC double glazed window to side.

LETTING ROOM 5

EXTERNAL

FRONT

Steps leading to forecourt.

REAR

Enclosed garden.

DIRECTIONS

From our Swansea City showroom, proceed down Walter Road/Mansel Street, turning left just before the Police station onto Mount Pleasant hill. Take the third turning left onto Stanley Place, at the end of the road turn right onto The Promenade. Continue along the road onto Cromwell Street. The property is situated on the right hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS
AGENTS. DAWSONS TEL: 01792 646060

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

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.