



King Edward Road, Brynmill, Swansea, SA1 4LL

HMO LICENCE UNTIL 2021. A mid terraced property set over three floors. The property comprises of five letting rooms, two bathrooms, kitchen, utility room and walk in store room. The property also benefits from uPVC double glazing, gas central heating has a detached garage to the rear with stairs to storage room. Set within easy access to Swansea University, local beaches and Swansea City Centre. IDEAL INVESTMENT OPPORTUNITY AND NO ONWARD CHAIN. Freehold.



Asking Price £195,000

11 Walter Road, Swansea, SA1 5NF
T: 01792 646060 | F: 01792 643 974
sw@dawsonsproperty.co.uk

ENTRANCE

Enter via aluminium glazed door into:

PORCH

Wood glazed inner door into:

HALLWAY

Stairs to first floor, radiator.

LETTING ROOM 1 5.16m x 3.86m (16'11" x 12'8")

UPVC double glazed bay window to front, gas fire, radiator.

STORE ROOM 3.14m x 2.32m (10'4" x 7'7")

Radiator.

UTILITY ROOM

Fitted with wall and base units with work surface over, radiator, wall mounted boiler, uPVC double glazed window to rear.

BATHROOM

Three piece suite comprising corner bath with shower over, pedestal wash hand basin, low level w.c, laminate flooring, radiator.

BATHROOM

Three piece suite comprising panelled bath with hand held shower, pedestal wash hand basin, low level w.c.

KITCHEN

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built in oven with six ring hob, plumbed for washing machine, space for fridge freezer, plumbed for dish washer, radiator, uPVC double glazed window and door to rear.

FIRST FLOOR

LANDING

UPVC double glazed window to rear, door to stairs leading to attic.

LETTING ROOM 2 3.55m x 3.12m (11'8" x 10'3")

UPVC double glazed window to front, radiator.

LETTING ROOM 3 3.53m x 3.28m (11'7" x 10'9")

UPVC double glazed window to rear, radiator.

LETTING ROOM 4 3.57m x 2.79m (11'9" x 9'2")

UPVC double glazed window to rear, radiator.

LETTING ROOM 5 (attic) 4.04m x 3.21m (13'3" x 10'6")

Velux windows to front and rear, radiator, e

EXTERNAL

FRONT

Forecourt.

REAR

Rear paved area leading to detached garage with stairs to storage room above with uPVC double glazed window to rear.

DIRECTIONS

From our Swansea showroom proceed up Walter road and turn left into Westbury street, follow the road to the end, turn left and then immediately right onto King Edward Road the property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: TBC

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.

