



52 St Helens Avenue, St Helens, Swansea, SA1 4NF

A mid terrace property in popular area. The property is HMO licence until 28/10/23. The property comprises of lounge, kitchen, four bedrooms and bathroom. Benefits include full gas central heating and upvc double glazing. Freehold, No on ward chain. EPC-E.

Asking Price £155,000



ENTRANCE

Enter via uPVC double glazed front door into:

HALLWAY

Stairs to first floor, tiled flooring, radiator.

LOUNGE 4.34m x 3.05m (14'3" x 10'0")

UPVC double glazed bay window to front, alcove storage units, alcove storage cupboard, radiator, laminate flooring, picture rail.

LETTING ROOM 1 2.40m x 1.35m (7'10" x 4'5")

UPVC double glazed window to rear, storage cupboard, laminate flooring, radiator.

DINING ROOM 3.35m X 2.66m (11'0" X 8'9")

Wooden window to side, tiled floor, wall mounted gas fire.

KITCHEN 3.83 x 2.54m (12'7" x 8'4")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, built in oven and hob, part tiled walls, tiled floor, uPVC double glazed window to rear, external wooden glazed door to side.

FIRST FLOOR

LANDING

Storage cupboard, loft access.

LETTING ROOM 2 4.07m x 3.74m (13'4" x 12'3")

Two uPVC double glazed windows to front, storage cupboard, alcove shelving, radiator,

LETTING ROOM 3 3.51m x 2.38m (11'6" x 7'10")

UPVC double glazed window to rear, alcove storage cupboard, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low-level W.C, pedestal wash and basin, part tiled walls, extractor fan, towel rail, uPVC double glazed, window to side.

CLOAKROOM

Two piece suite comprising low-level W.C, pedestal wash hand basin, airing cupboard, loft access, part tiled walls, floor tiles, uPVC double glazed window to rear.

EXTERNAL

FRONT

Forecourt.

REAR

Enclosed Garden.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: E

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,
Morrison, 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.

