



## 1 Central Buildings, Cwm Level Road, Brynhyfryd, Swansea, SA5 9DZ

**£170,000**

A large three storey semi detached property with a current HMO license for seven letting bedrooms. Situated near all local amenities, the City Centre and good access to M4.

The accommodation comprises to the ground floor; two bedrooms, shower room, lounge, dining room and kitchen. The first floor comprises; four bedrooms, w/c and bathroom. The second floor has a landing area and bedroom seven. Externally there is a courtyard style garden



## The Accommodation Comprises

### Ground Floor

#### Entrance

Via wooden door.

#### Porch

Opening into hallway.

#### Hallway

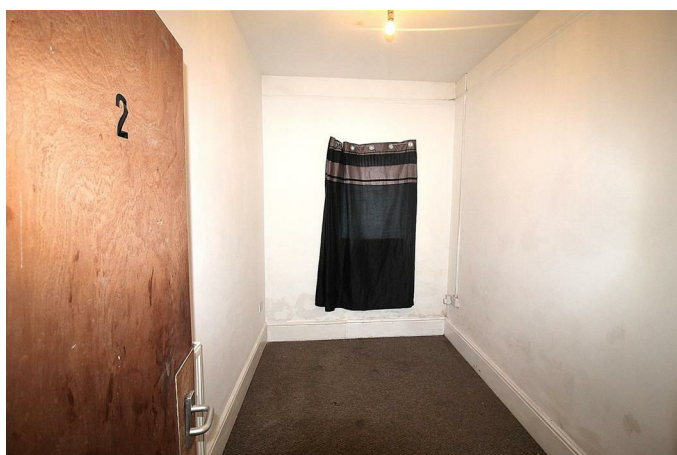
Doors to bedrooms one and two, dining room and opening to inner hallway. Radiator and stairs to first floor.

#### Bedroom 1 11'1" x 13'9" (3.38m x 4.18m)



Double glazed bay window, radiator.

#### Bedroom 2 8'1" x 13'9" (2.47m x 4.18m)

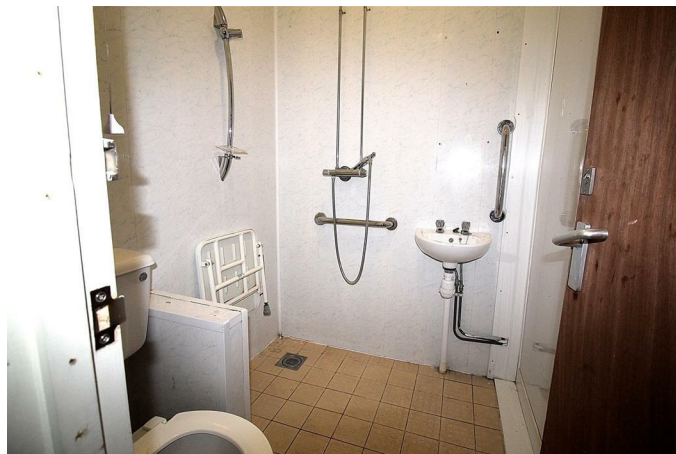


Double glazed window, radiator.

#### Inner Hallway

Doors to shower room and lounge.

#### Shower Room



Three piece suite comprising; wet room style shower, wash hand basin and low level w/c.

#### Lounge 8'9" x 15'3" (2.67m x 4.66m)



Two double glazed windows, radiator.

**Dining Room 10'6" x 13'5" (3.19m x 4.10m)**



Double glazed window, radiator, opening to kitchen.

**Kitchen 10'6" x 11'1" (3.19m x 3.37m)**



Double glazed window, fitted with a range of wall and base units with worktop over, two inset stainless steel sinks with mixer tap and drainer. Two integrated separate ovens with two electric hobs with extractor hoods over. Opening to small pantry area, radiator, door to rear garden.

**First Floor**

**Landing**

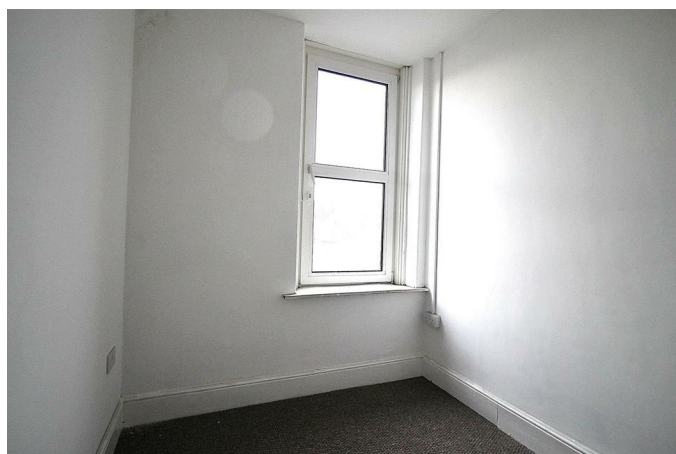
Doors to all four bedrooms, w/c, bathroom and stairs to second floor.

**Bedroom 4 11'1" x 13'9" (3.38m x 4.18m)**



Double glazed bay window, radiator.

**Bedroom 3 8'1" x 10'6" (2.47m x 3.19m)**



Double glazed window, radiator.



**Bedroom 5 11'1" x 14'3" (3.38m x 4.35m)**

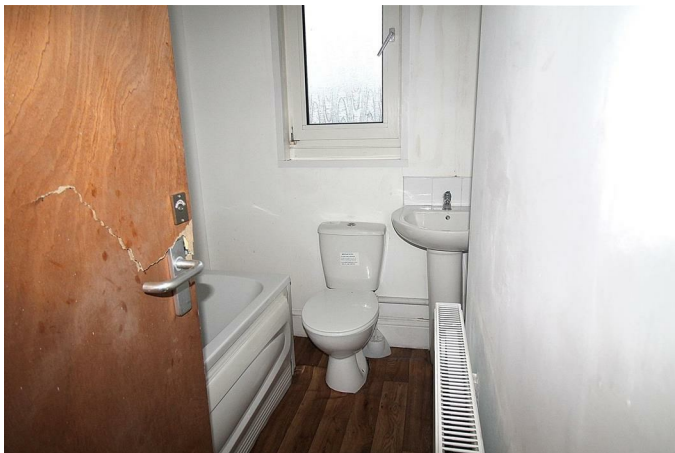


Double glazed window, radiator.

**WC**

Low level w/c and wash hand basin.

**Bathroom**



Double glazed frosted window, three piece suite comprising; panelled bathtub, low level w/c and wash hand basin. Radiator.

**Bedroom 6 10'1" x 8'3" (3.08m x 2.52m)**



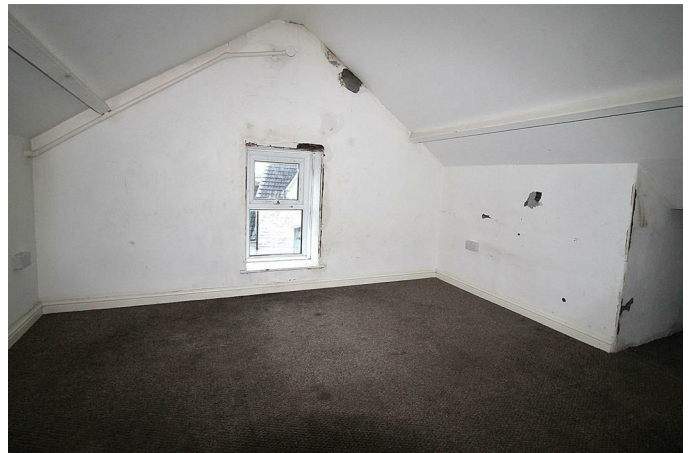
Double glazed window, radiator.

**Second Floor**

**Landing**

Door to bedroom.

**Bedroom 7 11'1" x 12'11" (3.38m x 3.94m)**



Two double glazed windows, radiator.

**External**

**Rear Garden**

Courtyard style garden.

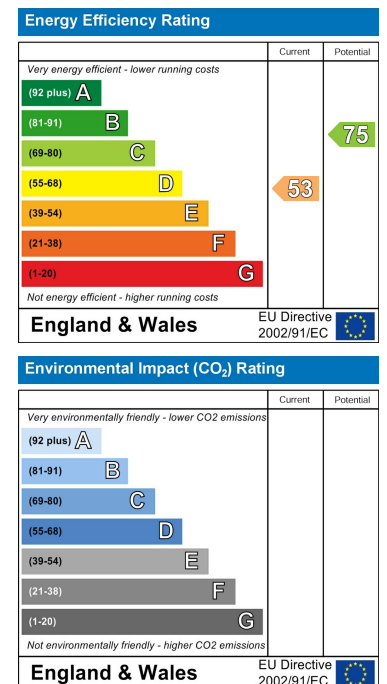
## Floor Plan



## Area Map



## Energy Efficiency Graph



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