



## 28 Brynymor Road

, Swansea, SA1 4JH

**Offers Over £160,000**



HMO until 29.01.22. Mid terrace property comprising communal lounge, kitchen, letting room and w.c to the ground floor. To the first floor we have a further 3 letting rooms and a shower room. Externally the property offers low maintenance garden to front and rear with gated rear pedestrian access. Benefits include gas central heating and uPVC double glazing. The property is situated within close distance to Swansea University and a small journey to the popular area of Uplands. Ideal investment opportunity. EPC-D.



## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

Entrance door to front, stairs to first floor, radiator.

#### Communal Lounge

12'2 x 9'10 (3.71m x 3.00m)

Bay window to front, radiator.

#### Letting Room 1

11'2 x 9'6 (3.40m x 2.90m)

uPVC double glazed window to rear, fitted wardrobe, radiator.

#### W.C

Two piece suite comprising low level w.c, pedestal wash hand basin.

#### Kitchen

10'6 x 7'7 (3.20m x 2.31m)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, four ring electric hob with built under electric oven and chimney style extractor fan over, plumbed for washing machine, splash back tiles, radiator, uPVC double glazed window to side, uPVC double glazed external to side.

### First Floor

#### Landing

Doors off to:

#### Letting Room 2

15'5 x 10'0 (4.70m x 3.05m)

uPVC double glazed window to front, fitted wardrobe, radiator.

#### Letting Room 3

10'10 x 10'0 (3.30m x 3.05m)

uPVC double glazed window to rear, fitted wardrobe, radiator.

#### Letting Room 4

uPVC double glazed window to rear, radiator.

#### Shower Room

Three piece suite comprising shower cubicle, low level w.c, pedestal wash hand basin, velux style window.

#### External

Low maintenance garden to front and rear and gated rear access.

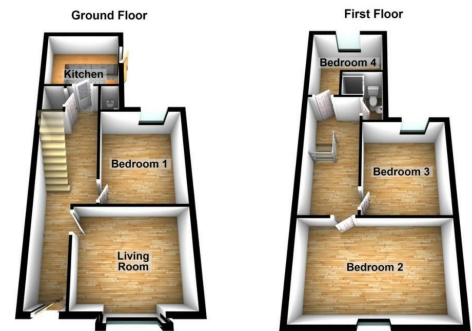
#### Tenure

Freehold

## AREA MAP



## FLOOR PLANS



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		65	
(55-68) D			
(29-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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