



132 King Edwards Road

, Swansea, SA1 4LW

Asking Price £260,000



We are delighted to offer for sale this HMO property located in the very sought after location in Brynmill. This very generously sized property comprises of entrance hall, six letting Rooms, kitchen/dining room, utility area, two bathroom with separate W.C and communal lounge area. Close to Swansea University, Swansea City Centre and local amenities. Ideal Investment buy. Viewing highly recommended. EPC-D.



FULL DESCRIPTION

Ground Floor

Entrance Hallway

26'2" x 6'7" (7.97m x 2.00m)

uPVC double glazed entrance door, radiator, laminate flooring, stairs to first floor.

Letting Room 1

UPVC double glazed bay window to front, radiator.

Letting Room 2

12'8" x 11'8" (3.86m x 3.56m)

UPVC double glazed window to rear, radiator.

Kitchen/Breakfast Room

11'11" x 10'2" (3.63m x 3.09m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to side, open plan to:

Utility Area

5'10" x 3'5" (1.78m x 1.03m)

Plumbing for washing machine, wall mounted gas combination boiler, uPVC double glazed window to side, uPVC double glazed door to garden, door to:

Shower Room

5'10" x 6'10" (1.78m x 2.08m)

Three piece suite comprising shower, pedestal wash hand basin and low level WC, radiator.

Letting Room 3

UPVC double glazed bay window to front, two radiators, door to:

First Floor Landing

13'6" x 7'5" (4.12m x 2.25m)

Stairs to second floor, doors to:

Letting Room 4

12'6" x 11'6" (3.82m x 3.51m)

UPVC double glazed window to rear, radiator.

Lounge

13'3" x 10'2" (4.04m x 3.09m)

UPVC double glazed window to side, radiator.

WC

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

Bathroom

6'3" x 6'0" (1.90m x 1.82m)

Two piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, uPVC double glazed window to side.

Letting Room 6

11'11" x 16'9" (3.64m x 5.10m)

UPVC double glazed window to front, radiator.

Second Floor Landing

13'11" x 7'11" (4.24m x 2.42m)

UPVC double glazed window to rear, door to:

Letting Room 5

12'8" x 10'4" (3.86m x 3.15m)

UPVC double glazed window to rear, radiator.

External

Low maintenance rear garden.

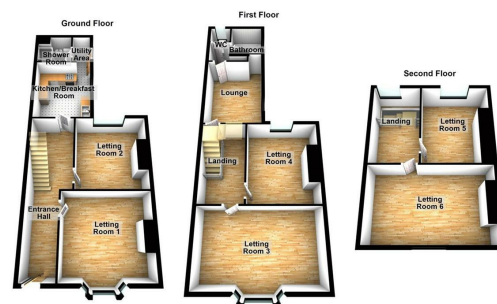
Tenure

Freehold.

AREA MAP



FLOOR PLANS



EPC

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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