



18 Phillips Parade, Swansea, SA1 4JL

Asking Price £174,950

A four bedroom H.M.O property currently tenanted and let for for academic year 2021/2022 with an income of £1,600 per month. The location is close to Swansea City Centre, The Foreshore and Singleton University Campus.

The accommodation comprises to the ground floor bedroom one, large open plan lounge, dining and kitchen, bathroom and separate w/c. To the first floor are three further bedrooms. Externally the is a front forecourt and an enclosed rear garden.

EPC Rating: D

The Accommodation Comprises

Ground Floor

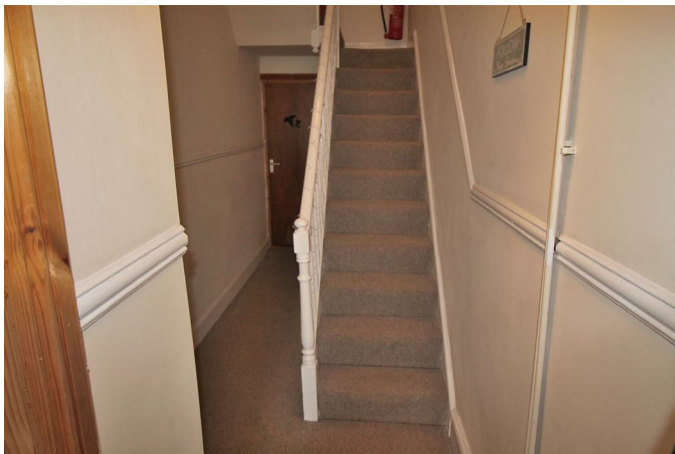
Entrance

Via half glazed uPVC door to porch.

Porch

Door to hall.

Hall



Staircase to the first floor, two understairs storage cupboards.

Bedroom 1 12'0" x 12'5" (3.65m x 3.78m)

Double glazed bay window to the front, radiator.

Lounge 11'11" x 9'11" (3.63m x 3.02m)



Open plan to dining room, radiator.

Kitchen/Dining Room 13'4" x 15'7" (4.07m x 4.75m)



Fitted with a range of white gloss wall and base units, inset stainless steel sink, tiled splashbacks. Integrated electric oven, hob and extractor hood, plumbed for washing machine. Double glazed French doors to the rear, tiled flooring, ceiling spotlights, radiator.

Rear Porch

Door to the rear.

WC

Low level w/c, wash hand basin.

Bathroom



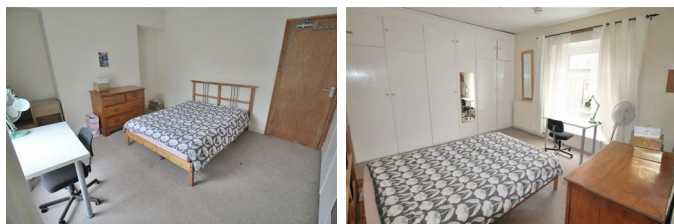
A white three piece suite comprising; panelled bath with shower over, pedestal wash hand basin and low level w/c. Double glazed windows to the side and rear, wall mounted gas combination boiler radiator.

First Floor

Landing

Doors to bedrooms.

Bedroom 2 12'0" x 15'7" (3.65m x 4.75m)



Double glazed window to the front, fitted wardrobes, radiator.

Bedroom 3 12'0" x 9'11" (3.65m x 3.02m)

Double glazed window to the rear, radiator.

Bedroom 4 13'3" x 8'6" (4.04m x 2.59m)



Double glazed windows to the side and rear, radiator.

External

Front Garden

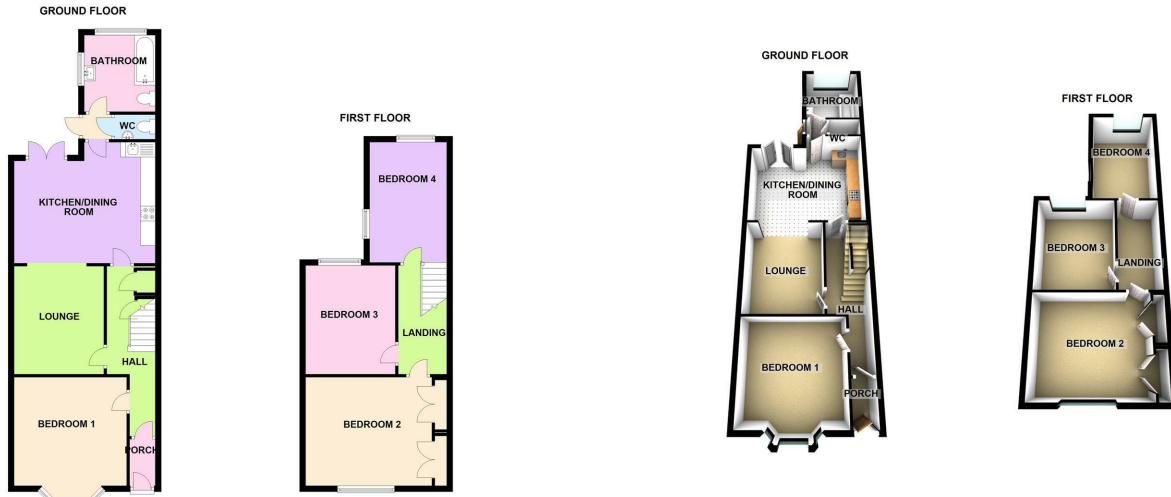
Walled forecourt.

Rear Garden



Enclosed garden with paved and lawned areas.

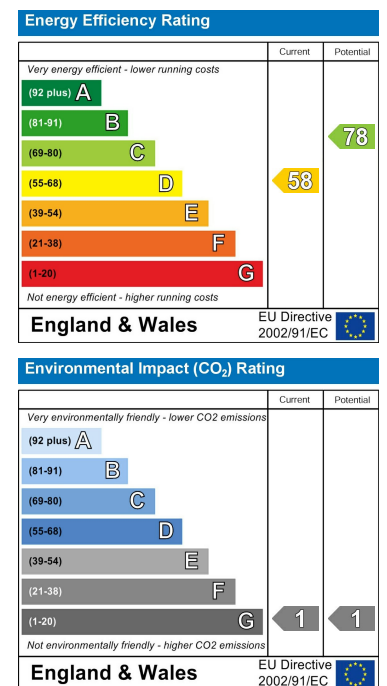
Floor Plan



Area Map



Energy Efficiency Graph



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