



Dawsons

all things property



18 St Albans, Brynmill, Swansea, SA2 0BP

HMO LICENCED UNTIL JULY 2019 SPLIT INTO THREE SELF CONTAINED FLATS. Ground floor flat A comprises: lounge, bedroom, fitted kitchen, bathroom with separate w/c. First floor flat B comprises: lounge, fitted kitchen, two shower rooms with separate w/c and three bedrooms. The cottage comprises: lounge, fitted kitchen, two bedroom, shower room with separate w/c. Benefits: gas central heating and two off road parking spaces. Situated close to Swansea University, Swansea City centre and local amenities. EPC-F1 - D, F2 - D, Cottage - E.

Asking Price £320,000

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FLAT A ENTRANCE

Enter via wooden door into:

COMMUNAL PORCH

Tiled flooring, glass panel wooden door into inner porch, door to first floor flat.

LOUNGE 3.95m x 3.60m (13'0" x 11'10")

Window to front, radiator.

INNER HALLWAY

BEDROOM 1 3.40m x 2.85m (11'2" x 9'4")

Window to rear, radiator.

W.C

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

KITCHEN 2.77m x 2.76m (9'1" x 9'1")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, built under electric oven with four ring electric hob and extractor fan over, fridge and freezer, microwave and washer dryer, splash back tiles, radiator, window to side, glass panel wooden door to side.

SHOWER ROOM

Shower cubicle, storage cupboard housing water tank.

THE COTTAGE

ENTRANCE

Enter via glass panel wooden door into:

KITCHEN 3.65m x 2.02m (12'0" x 6'8")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob, chimney style extractor fan over, fridge and freezer, microwave, washer dryer, splash back tiles, tiled flooring.

LOUNGE 3.66m x 3.04m (12'0" x 10'0")

Window to side, picture rail, alcove, radiator.

INNER PORCH

Window to side, tiled flooring, stairs to first floor.

W.C

Two piece suite comprising low level w.c, wall mounted wash hand basin, radiator, tiled flooring, window to side.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1 3.51m x 2.85m (11'6" x 9'4")

Window to side, pedestal wash hand basin, walk in wardrobe, radiator.

BEDROOM 2 2.78m x 2.54m (9'1" x 8'4")

Window to side, pedestal wash hand basin, storage cupboard/wardrobe, radiator.

SHOWER ROOM

Step in shower cubicle, tiled walls, tiled flooring.

FLAT B ENTRANCE

Enter via wooden door into:

PORCH

Stairs to first floor, wall mounted alarm system.

FIRST FLOOR LANDING

Stairs to second flooring.

LOUNGE 5.00m x 3.67m (16'5" x 12'0")

Window to front, picture rail, alcove, radiator.

KITCHEN 3.19m x 3.08m (10'6" x 10'1")

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob and extractor fan over, fridge and freezer, microwave, washing machine and tumble dryer, splash back tiles, radiator, window to side.

SHOWER ROOM

Three piece suite comprising shower cubicle, low level w.c, pedestal wash hand basin, part tiled walls, uPVC double glazed window to side.

SECOND FLOOR LANDING

Window to rear.

W.C

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

SHOWER ROOM

Three piece suite comprising step in shower cubicle, newly fitted wash hand basin and low level w.c.

BEDROOM 1 3.77m x 2.12m (12'4" x 6'11")

UPVC double glazed window to front, wardrobe, double bed, alcove, radiator.

BEDROOM 2 3.27m x 3.20m (10'9" x 10'6")

Window to side, fitted wardrobe, double bed, radiator.

BEDROOM 3 2.86m x 2.70m (9'5" x 8'10")

UPVC double glazed window to front, wardrobe, double bed, radiator.

EXTERNALLY

To the front there are decorative pebbles and to the rear there is off road parking.

N.B

All flats have Virgin Media.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: F1 - D, F2 - D, Cottage - E.

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



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