



## 30 Bryn Y Mor Crescent, Swansea, SA1 4QH

We are pleased to offer for sale this ideal investment opportunity that's situated in a very sought-after location in Swansea. This HMO property comprises of seven letting rooms, kitchen/dining room, two shower rooms and separate W.C. The property further benefits from gas central heating and UPVC double glazed windows throughout. Externally the property offers a tiered garden to rear with parking spaces for 2 vehicles accessed via Eaton Crescent. The property is conveniently located very close to Swansea University, the vibrant Uplands Quarter, Singleton Hospital and Swansea City Centre. Viewing is highly recommended to appreciate what this property has to offer. EPC- D.

**Offers In The Region Of £280,000**

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## GROUND FLOOR

### ENTRANCE PORCH

UPVC double glazed entrance door.

### ENTRANCE HALL

Radiator, vinyl flooring, stairs to first floor, uPVC double glazed door to side.

### LETTING ROOM 1/LOUNGE 3.85m x 3.83 (12'8" x 12'7")

UPVC double glazed bay window to front, storage cupboard, radiator, coving to ceiling,

### LETTING ROOM 2 3.93m x 3.31m (12'11" x 10'10")

UPVC double glazed window to rear, storage cupboard, radiator,

### SHOWER ROOM

Shower enclosure.

### KITCHEN/DINING ROOM 7.15m x 3.19m (23'5" x 10'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, two four ring gas hobs with two ovens, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, uPVC double glazed window to rear, two uPVC double glazed windows to side, uPVC double glazed door to garden.

## FIRST FLOOR

### LANDING

Stairs to ground floor, stairs to second floor.

### LETTING ROOM 3 5.21m x 3.98m (17'1" x 13'1")

Two uPVC double glazed windows to front, storage cupboard, radiator.

### LETTING ROOM 4 4.29m x 3.39m (14'1" x 11'1")

UPVC double glazed window to rear, storage cupboard, radiator.

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.

### LETTING ROOM 5 4.76m x 3.13m (15'7" x 10'3")

UPVC double glazed window to rear, storage cupboard, radiator.

### W.C

UPVC double glazed window to side, W.C.

### SHOWER ROOM

Two piece suite comprising of shower enclosure, wash hand basin, storage cupboard, uPVC double glazed window to side.

## SECOND FLOOR

### LANDING

### LETTING ROOM 6 5.0m x 3.98m (16'5" x 13'1")

UPVC double glazed window to front, storage cupboard, radiator,

### LETTING ROOM 7 4.29m x 3.00m (14'1" x 9'10")

UPVC double glazed window to rear, storage cupboard, radiator.

### EXTERNAL

Tiered garden to rear with two parking spaces accessed via Eaton Crescent.

**TENURE:** Freehold

**COUNCIL TAX:** D

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

