



58 St Helens Avenue, Swansea, SA1 4NF  
**Asking Price £245,000**

We are delighted to offer for sale this opportunity to purchase this very well presented HMO property in Brynmil, Swansea. This great investment property comprises is set over four floors and comprises of five letting rooms, lounge/dining room, kitchen, bathroom, and shower room. Further benefits include gas combi central heating and uPVC double glazed windows and doors. Externally the property offers an enclosed low maintenance garden to rear. The property is conveniently located close to local amenities, Swansea University, Singleton hospital and Swansea beach. Viewing is highly recommended. EPC-D. HMO licence expires 4.4.2023.

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**BASEMENT**

Window to rear, door to:

**COMMUNAL LOUNGE/DINING ROOM 4.54m x 3.06m (14'11" x 10'0")**

UPVC double glazed window to front, alcoves, radiator.

**KITCHEN 3.85m (max) x 3.00m (12'8" (max) x 9'10")**

Fitted with a range of wall and base units with work surface over, set in stainless steel sink, plumbing for washing machine, space for fridge/freezer and cooker, laminate flooring, splash back tiles, uPVC double glazed window to rear, door to:

**HALLWAY**

Radiator, laminate flooring, uPVC double glazed door to garden, door to:

**BATHROOM**

Fitted with four piece suite comprising panelled bath, shower enclosure with fitted electric shower over, wash hand basin and W.C, radiator, uPVC obscure double glazed window to rear.

**GROUND FLOOR**

**ENTRANCE HALLWAY 7.43m x 1.63m (max) (24'5" x 5'4" (max))**

Window to rear, storage cupboard, radiator, stairs to first floor, uPVC double glazed door to garden, doors off to:

**LETTING ROOM 1**

UPVC double glazed bay window to front, radiator.

**LETTING ROOM 2 3.60m x 2.89m (11'10" x 9'6")**

UPVC double glazed window to rear.

**FIRST FLOOR**

**LANDING 3.73m x 1.77m (12'3" x 5'10")**

UPVC double glazed window to rear, radiator, stairs to second floor, doors off to

**LETTING ROOM 3 3.73m x 2.87m (12'3" x 9'5")**

UPVC double glazed window to rear, radiator.

**LETTING ROOM 4 3.60m x 3.40m (11'10" x 11'2")**

UPVC double glazed window to front, storage cupboard.

**SHOWER ROOM**

Three piece suite comprising shower cubicle, wash hand basin and W.C, part tiled walls, radiator.

**SECOND FLOOR**

**LANDING 2.19m x 1.64m (7'2" x 5'5")**

Double glazed window to rear, door to:

**LETTING ROOM 5**

UPVC double glazed window to front, radiator.

**EXTERNAL**

**FRONT**

Steps leading to entrance.

**REAR**

Enclosed garden laid to patio.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC RATING:** D

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

