



1 St Helens Avenue, Swansea, SA1 4ND

We are delighted to offer for sale this beautifully presented end terraced property located in St Helen's, Swansea. This impressive investment opportunity comprises of entrance hall, six letting rooms, lounge, two shower rooms, two kitchens, separate W.C. There is also an additional seventh letting room which includes lounge, kitchen and shower room. Further benefits include gas combi central heating and uPVC double glazed windows throughout. Externally the property offers an enclosed garden to rear and a double garage which is accessed via a rear lane. The property is very conveniently located close to Swansea Beach, Swansea University, Swansea City Centre and Singleton Hospital. Viewing is highly recommended. EPC-E.

Asking Price £295,000

11 Walter Road, Swansea, SA1 5NF
 T: 01792 646060 | F: 01792 643 974
 sw@dawsonsproperty.co.uk





GROUND FLOOR

ENTRANCE

Enter via wooden door into:

PORCH

Open plan, door to:

ENTRANCE HALLWAY

Stairs to first floor, doors to:

LETTING ROOM 1 4.18m x 3.08m (13'9" x 10'1")

UPVC double glazed bay window to front, radiator.

LETTING ROOM 2 3.55m x 3.41m (11'8" x 11'2")

UPVC double glazed window to rear, radiator, uPVC double glazed door to garden.

LOUNGE/DINING ROOM 5.00m x 2.93m (16'5" x 9'7")

UPVC double glazed window to side, radiator, laminate flooring, door to:

KITCHEN 3.07m x 2.78m (10'1" x 9'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge and freezer, space for cooker, radiator, vinyl flooring, uPVC double glazed window to rear, uPVC double glazed door to garden.

SHOWER ROOM 1.76m x 1.50m (5'9" x 4'11")

Three piece suite comprising shower, wash hand basin and W.C, radiator, uPVC double glazed window to side.

FIRST FLOOR

LANDING

Double glazed window to side, doors to:

LETTING ROOM 3 3.44m x 2.33m (11'3" x 7'8")

UPVC double glazed window to front, radiator.

LETTING ROOM 4 3.44m x 2.90m (11'3" x 9'6")

UPVC double glazed window to front, radiator.

LETTING ROOM 5 3.39m (max) x 3.20 (11'1" (max) x 10'6")

UPVC double glazed window to rear, radiator.

W.C

Two piece suite comprising wash hand basin and W.C, uPVC double glazed window to side.

SHOWER ROOM

Two piece suite comprising shower and wash hand basin, radiator.

LETTING ROOM 6 2.90m x 1.98m (9'6" x 6'6")

UPVC double glazed window to side, radiator.

KITCHEN/DINING ROOM 3.25m x 2.74m (10'8" x 9'0")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge and freezer, radiator, uPVC double glazed window to rear.

SECOND FLOOR

LANDING 2.82m x 1.98m (9'3" x 6'6")

Door to:

LOUNGE/BEDROOM 5.04m x 2.00m (16'6" x 6'7")

UPVC double glazed window to front, radiator, open plan to Kitchen, door to:

SHOWER ROOM

Three piece suite comprising shower, wash hand basin and W.C, uPVC double glazed window to rear.

KITCHEN 2.33m x 2.07m (7'8" x 6'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel with single drainer, space for fridge/freezer.

EXTERNAL

FRONT

Steps leading to entrance with forecourt to side laid with decorative stones.

REAR

Enclosed low maintenance garden to rear with double garage.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

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



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