

## 17 Spring Terrace, Swansea, SA1 3TD

**Offers In The Region Of £154,950**

An excellent opportunity to purchase this four bedroom HMO end terrace property located in the heart of Swansea city centre.

Set up as four bedroom HMO (expired October 2020). Ideally located within walking distance away from a selection of shops, bars, restaurants and local amenities. Excellent bus routes to Swansea University, Mumbles and Singleton Hospital. The accommodation briefly comprises to the ground floor; hallway, two double bedrooms, kitchen, shower room and rear porch. To the first floor; two double bedrooms and communal lounge. Externally there is a rear courtyard area to the rear with garage access.

EPC RATING: D

## The Accommodation Comprises

### Ground Floor

#### Entrance

Via Upvc door to hallway.

**Hall 5'1" x 10'9" (1.56 x 3.27)**



Staircase to first floor, radiator.

**Bedroom 1 11'1" x 15'2" (3.39 x 4.62)**



Double glazed windows to the front and side, radiator.

**Bedroom 2 19'7" x 9'9" (5.98 x 2.96)**



Double glazed window to rear, radiator.

### Shower room



A three piece suite comprising; well proportioned modern shower cubicle, wash hand basin and low level w/c. Frosted double glazed window to the rear, tiled walls and flooring.

#### Rear Porch

Door to rear courtyard.

**Kitchen 11'10" x 8'6" (3.61 x 2.59)**



Fitted with a range of cream wall and base units with worktop over, inset stainless sink with drainer and mixer tap, tiled splashbacks. Integrated electric double oven, four burner hob and stainless steel extractor style hood. Double glazed window to front of property, radiator.

### First Floor

#### Landing

Double glazed window on stairs to front.

**Bedroom 3 11'1" x 15'2" (3.39 x 4.62)**



Double glazed window's to front and side, radiator.

**Bedroom 4 11'11" x 9'0" (3.63 x 2.75)**



Double glazed window to rear, radiator.

**Lounge 11'11" x 9'3" (3.62 x 2.81)**



Double glazed window to front, radiator.

**Rear Garden**



Small courtyard, side access.

**Garage**



Up and over door, inspection pit for motor vehicle, entrance from rear courtyard.

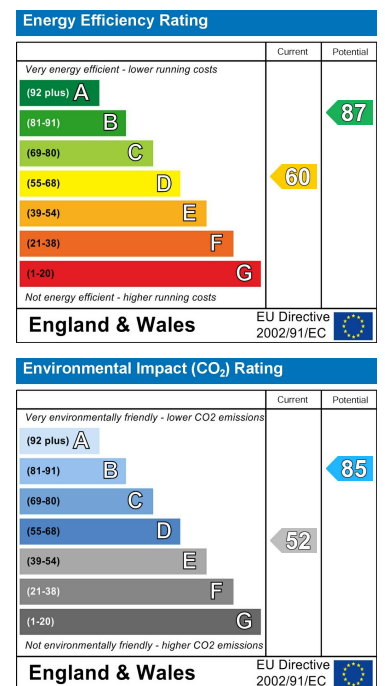
## Floor Plan



## Area Map



## Energy Efficiency Graph



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