



## 21 Henrietta Street, Swansea, SA1 4HW

We are delighted to offer for sale this great and ideal investment opportunity located in Swansea city Centre. This deceptive property is fully HMO licensed and is offered over four floors and comprises of 5 letting rooms, lounge/dining room, kitchen, two shower rooms and additional attic space. Further benefits include gas combi central heating and upvc double glazed windows. Externally the property offers a small courtyard to front and an enclosed low maintenance garden to rear. The property is conveniently located very close to local amenities, Swansea university, the vibrant Uplands quarter and Singleton hospital. Viewing is highly recommended to appreciate what this property has to offer. EPC-TBC.



**Asking Price £185,000**

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## **BASEMENT**

## **GROUND FLOOR**

### **PORCH**

UPVC double glazed entrance door, laminate flooring, door to:

### **HALLWAY**

Radiator, stairs to first floor, door to:

### **LETTING ROOM 1 4.11m x 3.38m (13'6" x 11'1")**

UPVC double glazed bay window to front, radiator.

### **LETTING ROOM 2 3.39m x 2.98m (11'1" x 9'9")**

UPVC double glazed double door to garden, storage cupboard, radiator.

### **LOUNGE/DINING ROOM 5.42m x 2.88m (17'9" x 9'5")**

UPVC double glazed window to side, two storage cupboards, laminate flooring.

### **KITCHEN 3.81m x 2.38m (12'6" x 7'10")**

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, washing machine and cooker, wall mounted gas combination boiler, tiled walls and flooring, uPVC double glazed window to side, uPVC double glazed door to garden, door to:

### **SHOWER ROOM 2.42m x 1.51m (7'11" x 4'11")**

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

## **FIRST FLOOR**

### **LANDING 4.07m x 1.76m (13'4" x 5'9")**

Stairs to second floor, doors to:

### **LETTING ROOM 3 3.24m x 2.88m (10'8" x 9'5")**

UPVC double glazed window to rear, radiator.

### **LETTING ROOM 4 3.50m x 3.42m (11'6" 11'3")**

UPVC double glazed window to rear, radiator.

### **LETTING ROOM 5 5.30m x 3.44m (17'5" x 11'3")**

Two uPVC double glazed windows to front, radiator.

### **SHOWER ROOM**

Three piece suite comprising shower, wash hand basin and W.C, radiator, tiled flooring.

## **SECOND FLOOR**

### **LANDING 3.16m x 1.60m (10'4" x 5'3")**

Window to rear, door to:

### **ATTIC 5.20m x 4.68m (max) (17'1" x 15'4" (max))**

UPVC double glazed window to front.

### **EXTERNALLY**

A small courtyard to front and an enclosed low maintenance garden to rear.

**TENURE:** Freehold

**COUNCIL TAX:** C

**EPC RATING:** TBC

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

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.

