



## 36 Crymlyn Street

Port Tennant, Swansea, SA1 8NX

**Asking Price £120,000**



We are delighted to offer for sale this ideal investment opportunity in Port Tennant, Swansea. Sold with tenant's in situ and benefitting from current HMO regs for this area and property type (subject to additional licensing in due course), the property is located within very close proximity to Swansea University Bay Campus. This deceptively spacious property comprises of entrance hall, lounge, kitchen, W.C, shower room and three letting rooms. The property further benefits from gas central heating and UPVC double glazed windows and doors throughout. The property further offers great transport links to M4 Motorway via Fabian Way, access to Swansea City Centre and the Liberty Stadium. EPC E.

## FULL DESCRIPTION

### GROUND FLOOR

#### ENTRANCE HALL

UPVC double glazed front entrance door, radiator, laminate flooring, coving to ceiling,

#### LETTING ROOM 1

10'7" x 10'4" (3.22 x 3.16)

UPVC double window to front, radiator.

#### LOUNGE

15'3" x 11'2" (4.66 x 3.41)

UPVC double glazed window to rear, laminate flooring, coving to ceiling, radiator.

#### KITCHEN

Fitted with a range of base units with work surface over, set in stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer and gas cooker, tiled flooring, uPVC double glazed window to side.

#### W.C

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

#### SHOWER ROOM

Two piece suite comprising walk in shower enclosure and wash hand basin, vinyl flooring, ceiling spotlights, uPVC double glazed window to rear.

#### LANDING

Stairs to ground floor.

#### LETTING ROOM 2

11'3" x 11'3" (3.44 x 3.44)

UPVC double glazed window to rear, storage cupboard housing wall mounted gas combination boiler.

#### LETTING ROOM 3

15'3" x 10'5" (4.66 x 3.17)

Two uPVC double glazed windows to front, radiator,

#### EXTERNAL

Generous sized rear garden with gated access leading to rear lane.

#### Tenure

Freehold

## AREA MAP



## FLOOR PLANS



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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