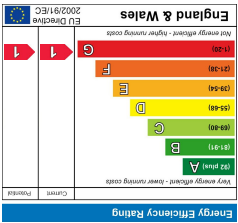


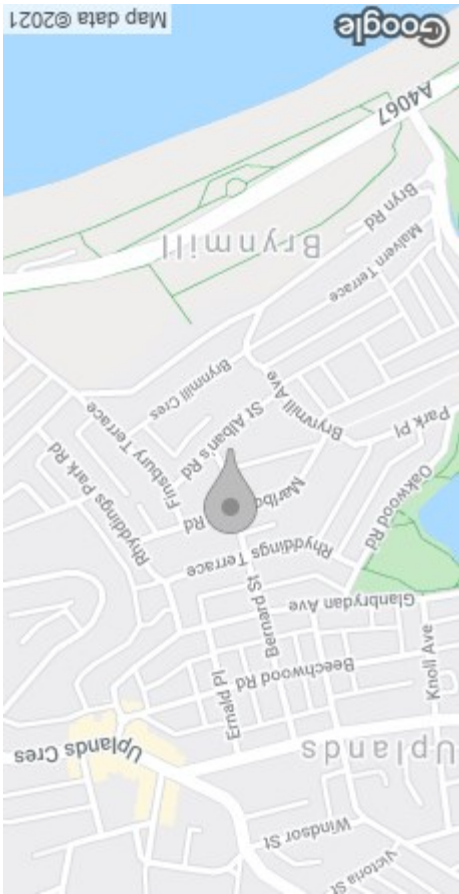


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## EPC



## AREA MAP

## FLOOR PLAN



18 St Albans Road  
Brynmill, Swansea, SA2 0BP  
Offers Over £220,000





GENERAL INFORMATION

HMO LICENCED UNTIL JULY 2024 SPLIT INTO THREE SELF CONTAINED FLATS. Ground floor flat A comprises: lounge, bedroom, fitted kitchen, bathroom with separate w/c. First floor flat B comprises: lounge, fitted kitchen, two shower rooms with separate w/c and three bedrooms. The cottage comprises: lounge, fitted kitchen, two bedroom, shower room with separate w/c. Benefits: gas central heating and two off road parking spaces. Situated close to Swansea University, Swansea City centre and local amenities. The property is fully let for the next academic year achieving approx £19,650 per annum as advised by the vendor EPC-F1 - D, F2 - D, Cottage - E.

FULL DESCRIPTION

COMMUNAL PORCH

Tiled flooring, glass panel wooden door into inner porch, door to first floor flat.

FLAT A ENTRANCE

Enter via wooden door into:

LOUNGE

13'0" x 11'10" (3.95 x 3.60)

Window to front, radiator.

INNER HALLWAY

BEDROOM 1

11'2" x 9'4" (3.40 x 2.85)

Window to rear, radiator.

W.C

Two piece suite comprising low level w.c., wall mounted wash hand basin.



KITCHEN

9'1" x 9'1" (2.77 x 2.76)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, built under electric oven with four ring electric hob and extractor fan over, fridge and freezer, microwave and washer dryer, splash back tiles, radiator, window to side, glass panel wooden door to side.

SHOWER ROOM

Fitted with round shower cubicle.

THE COTTAGE

ENTRANCE

Enter via glass panel wooden door into:

KITCHEN

12'0" x 6'8" (3.65 x 2.02)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob, chimney style extractor fan over, fridge and freezer, microwave, washer dryer, splash back tiles, tiled flooring.

LOUNGE

12'0" x 10'0" (3.66 x 3.04)

Window to side, picture rail, alcove, radiator.

INNER PORCH

Window to side, tiled flooring, stairs to first floor.

W.C.

Two piece suite comprising low level w.c., wall mounted wash hand basin, radiator, tiled flooring, window to side.

FIRST FLOOR LANDING

Radiator.

BEDROOM 1

11'6" x 9'4" (3.51 x 2.85)

Window to side, pedestal wash hand basin, walk in wardrobe, radiator.

BEDROOM 2

9'1" x 8'4" (2.78 x 2.54)

Window to side, pedestal wash hand basin, storage cupboard/wardrobe, radiator.

SHOWER ROOM.

Step in shower cubicle, tiled walls, tiled flooring.

FLAT B ENTRANCE

Enter via wooden door into:

PORCH

Stairs to first floor, wall mounted alarm system.

FIRST FLOOR LANDING.

Stairs to second flooring.

LOUNGE

16'5" x 12'0" (5.00 x 3.67)

Window to front, picture rail, alcove, radiator.

KITCHEN

10'6" x 10'1" (3.19 x 3.08)

Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer with mixer tap, built under electric oven with four ring electric hob and extractor fan over, fridge and freezer, microwave, washing machine and tumble dryer, splash back tiles, radiator, window to side.

SHOWER ROOM..

Recently refurbished three piece suite comprising round shower cubicle, low level w.c., pedestal wash hand basin, part tiled walls, uPVC double glazed window to side.

SECOND FLOOR LANDING

Window to rear.

W.C..

Two piece suite comprising low level w.c., pedestal wash hand basin, partial tiled walls.

SHOWER ROOM...

Three piece suite comprising step in shower cubicle.

W.C...

Newly fitted wash hand basin and low level w.c.

BEDROOM 1

12'4" x 6'11" (3.77 x 2.12)

UPVC double glazed window to front, wardrobe, double bed, alcove, radiator.

BEDROOM 2

10'9" x 10'6" (3.27 x 3.20)

Window to side, fitted wardrobe, double bed, radiator.

BEDROOM 3

9'5" x 8'10" (2.86 x 2.70)

UPVC double glazed window to front, wardrobe, double bed, radiator.

EXTERNALLY

To the front there are decorative pebbles and to the rear there is off road parking.

N.B

There are a further three bedrooms in the attic that has the potential to be added to the HMO licence. All flats have Virgin Media.

Tenure

Freehold