



122 St. Helens Avenue, Brynmill, Swansea, SA1 4NW

£177,500

Located close to the university and seafront a middle terraced property that has a current H.M.O license for four bedrooms that could be increased to five with an extra single bedroom or utilised as a three bedroom family home with three reception rooms. The accommodation comprises to the ground floor; porch, hall, bedroom four/lounge, bedroom five/sitting room, lounge/dining room and kitchen. To the first floor are three bedrooms and shower room.

Externally to the front is a gravelled forecourt and to the rear is an enclosed rear paved garden. EPC Rating - D.

The Accommodation Comprises

Ground Floor

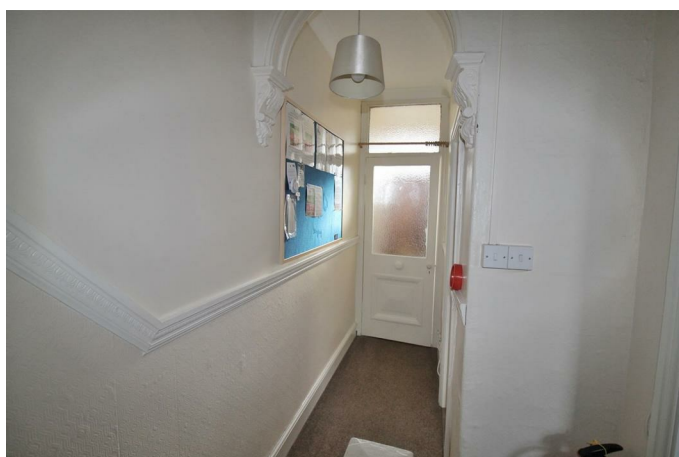
Entrance

Via wooden door to porch.

Porch

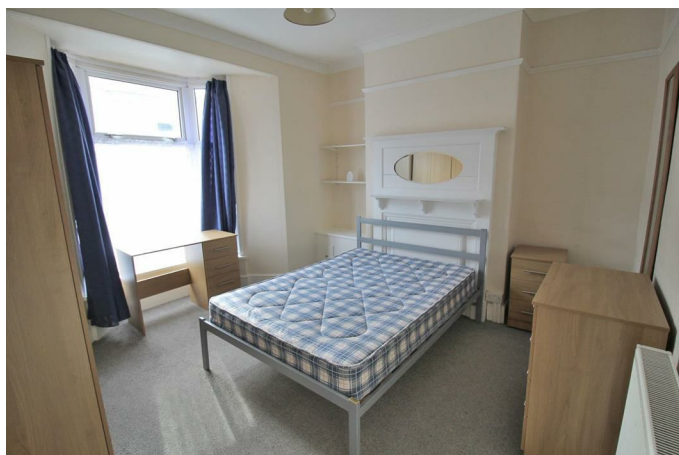
Door to hall.

Hall



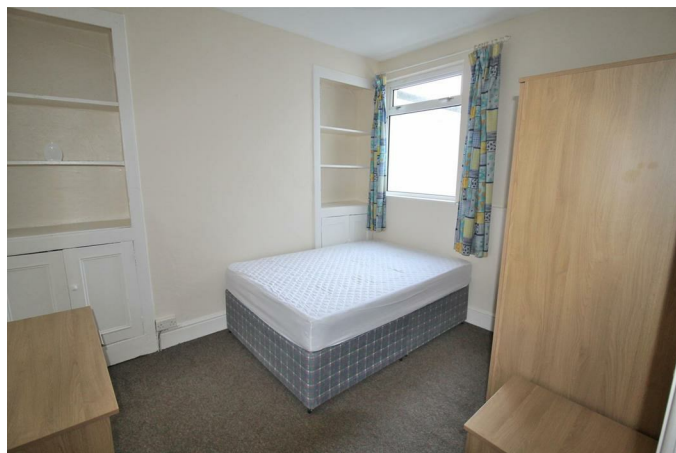
Staircase to the first floor, radiator, decorative corbels, dado rail.

Bedroom 4/Lounge 10'9" x 12'6" (3.27m x 3.81m)



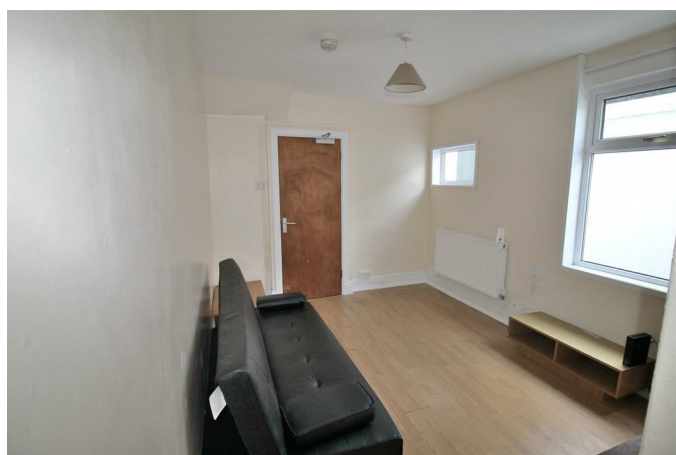
Double glazed bay window to the front, coved ceiling, picture rail, radiator.

Bedroom 5/Sitting Room 11'7" x 10'8" (3.54m x 3.24m)



Double glazed window to the rear, alcove storage cupboards, radiator.

Lounge/Dining Room 12'2" x 9'5" (3.71m x 2.88m)



Two double glazed windows to side, laminate flooring, radiator.

Kitchen 8'11" x 9'5" (2.72m x 2.88m)



Fitted with a range of wall and base units, inset stainless steel sink with mixer tap and drainer, tiled

splashbacks. Integrated electric oven and gas hob with extractor hood. double glazed windows to the side and rear, half glazed uPVC door to the rear, tiled flooring, radiator.

First Floor

Landing

Bedroom 1 10'9" x 15'10" (3.27m x 4.82m)



Double glazed window to the front, storage cupboard, radiator.

Bedroom 2 11'7" x 10'8" (3.54m x 3.24m)



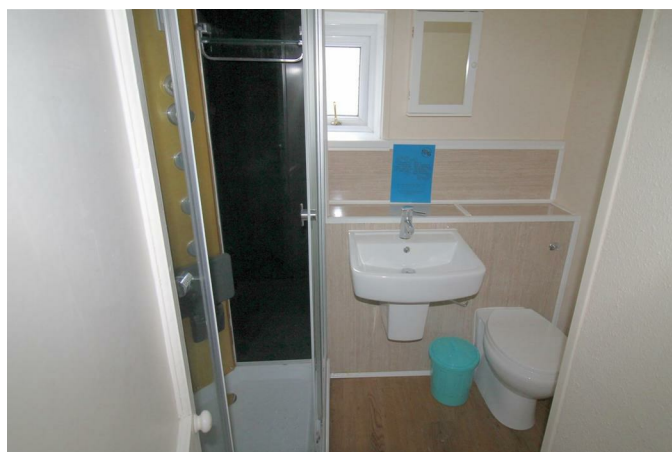
Double glazed window to the rear, storage cupboard, radiator.

Bedroom 3 7'2" x 9'5" (2.18m x 2.88m)



Double glazed window to the side, radiator.

Shower Room



A three piece suite comprising; large shower cubicle, wash hand basin and hidden cistern w/c. Double glazed window to the side, laminate flooring,

External

Front Garden



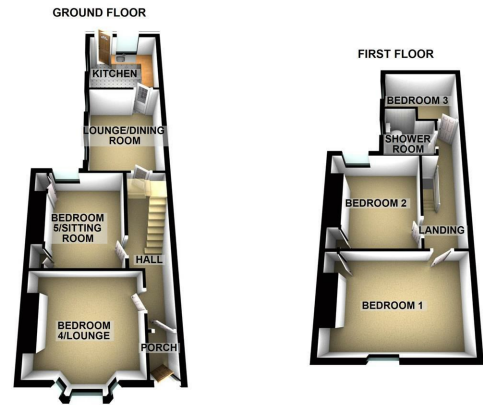
Gravelled forecourt.

Rear Garden



Enclosed paved garden, storage shed.

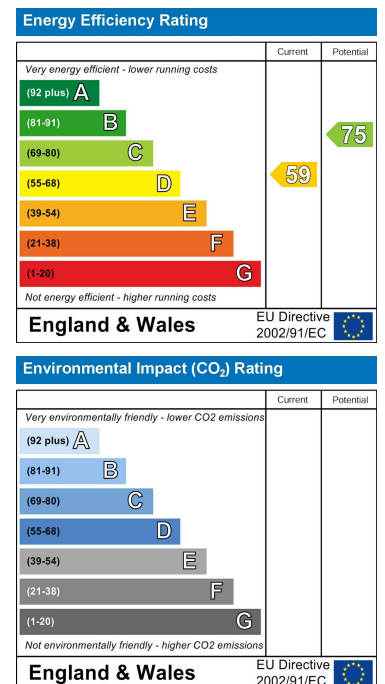
Floor Plan



Area Map



Energy Efficiency Graph



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