

NEW
INSTRUCTION



**31 Inkerman Street,
St. Thomas SA18BU**

Offers over £180,000

4 Bed HMO

Popular Residential Area

Close To Swansea Bay Campus

Roof Terrace

Detached Garage

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

KJ/RO/75723/231120

DESCRIPTION

A Four Bed HMO In Close Proximity To Swansea Bay Campus

An end of terrace property conveniently located in the popular residential area of St Thomas. The current owners have created a ready-to-move into property including furniture, white goods and all necessary landlord certificates.

The property benefits from 4 double bedrooms, one with an en-suite, two good sized reception rooms and open plan kitchen/living area - making it an ideal area for socialising and entertaining. This spacious property also comes with a roof terrace, enclosed rear garden and a detached garage!

Offering good access to local amenities which include local shops, schools and the SA1 development.

ENTRANCE PORCH

Enter via double glazed door to front, ceiling light, part tiled walls, glass panel door to:

ENTRANCE HALL

Stairs to first floor, ceiling light with ceiling rose, decorative coving and cornice to ceiling, carpet flooring, double panel radiator, fire door to:

BEDROOM ONE

10'6 x 9'11 (3.20m x 3.02m)
Double glazed window to front, 2 wall lights, ceiling light with ceiling rose, decorative cornice to ceiling, carpet flooring, double panel radiator.

DINING ROOM

13'1 x 10'7 (3.99m x 3.23m)
Feature wall with gas fireplace and 2 wall lights either side, under stairs storage, ceiling light, carpet flooring, glass panel door to:

LIVING AREA

15'4 x 13'8 (4.67m x 4.17m)
Two centre ceiling lights, carpet flooring, double panel

radiators, opening to:

KITCHEN

13'1 x 9'5 (3.99m x 2.87m)
Double glazed window and door to rear, matching wall and base units with worktops over, stainless steel sink unit with drainer and mixer tap, built-in Beko electric oven and 5 ring gas hob with extractor over, plumbing for washing machine, space for fridge and freezer, ceiling spotlights, tiled splash backs, tiled effect flooring, double panel radiator.

FIRST FLOOR LANDING

Single glazed window to side, cupboard housing Worcester combination boiler servicing domestic hot water, carpet flooring, access to:

LOFT SPACE

8'11 x 7'4 (2.72m x 2.24m)
Light tunnel, ceiling light, carpet flooring, double panel radiator.

EN-SUITE

7'2 x 2'10 (2.18m x 0.86m)
Three piece suite comprising built-in shower with glass screen, WC, pedestal wash hand basin, tiled walls and flooring, single panel radiator.

COMMUNAL BATHROOM

7'9 x 5'6 (2.36m x 1.68m)
Three piece suite comprising panelled bath with shower over, WC, pedestal wash hand basin, ceiling spotlights, tiled walls and flooring, single panel radiator,

BEDROOM FOUR

13'8 x 8'10 (4.17m x 2.69m)
Glazed window to side, ceiling light, carpet flooring, double panel radiator, double glazed door to rear leading to a balcony area.

EXTERNALLY

To the rear of the property there is an enclosed, walled garden which leads to a detached garage. There is also a roof terrace, with metal balustrade.

SERVICES

We are advised that all main services are connected.

PLEASE NOTE;

The selling price includes all the new furniture/tv/dvd and a full working kitchen complete with white goods. All of the necessary landlord certificates are in place re electrics/fire/smoke alarms/gas etc and wont need renewing until late Autumn next year (2021). And the gas central heating is regulated by the new thermostat recommended for landlords

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisSwan or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

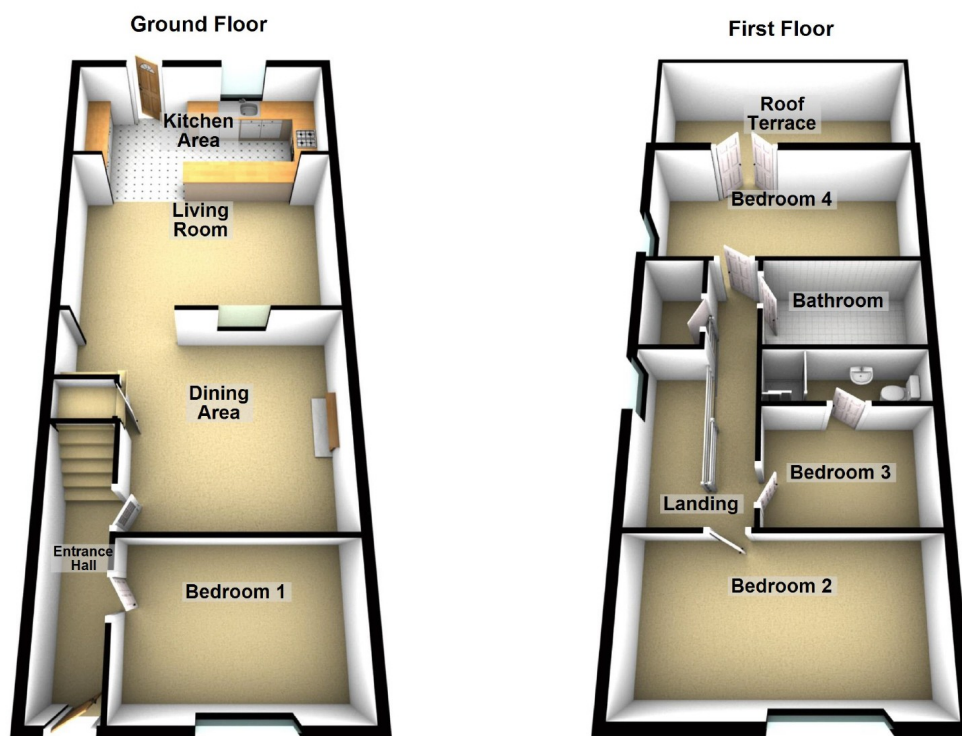
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Walter Road proceed down onto Mansel Street and through to the railway station. Turn right onto High St and proceed to traffic lights. Turn left and bear round onto the Strand, at the traffic lights turn right onto Park Tawe Link. Continue over the River Tawe and at the traffic lights proceed over onto Delhi Street. Take the 2nd turning left and the property will be found on the right hand side at the top of the road.



For illustration purposes only. Not to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A (92-100)			A (92-100)
B (81-91)			B (81-91)
C (69-80)			C (69-80)
D (55-68)	66	65	D (55-68)
E (39-54)			E (39-54)
F (21-38)			F (21-38)
G (1-20)			G (1-20)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

**John.
Francis**