



Carlton Terrace, £230,000

- Attention Investors
- Walking Distance To Amenities
- 5 Bedroom HMO Plus Basement Flat
- No Ongoing Chain
- Sit In Tenants
- EPC Rating: E



 6  2  2



About the property

Attention investors. A 5 bedroom HMO plus 1 bedroom basement flat offered for sale with sit in tenants and no ongoing chain. The property totaling 6 bedrooms, 2 bathrooms and 2 living areas generates approximately £1600 PCM for the 5 bedroom HMO and £700 PCM for the basement flat. The accommodation for the basement flat briefly comprises; entrance to the living space, bedroom, kitchen and shower room and the 5 bed HMO comprises; entrance hall, 3 bedrooms to the ground floor, to the first floor there is a lounge, kitchen, shower room and toilet and to the second floor there are a further 2 bedrooms. To the outside there is a rear garden. The property sits within walking distance to Swansea City centre, local transport links and local shops. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

Accommodation

Basement Flat

Lounge

17' 1" max x 11' 3" max (5.21m max x 3.43m max) door to front to enter, laminate flooring and door to;

Hall

laminate flooring, door to bedroom and door to kitchen.

Bedroom

12' 8" max x 11' 7" max (3.86m max x 3.53m max) window to rear and laminate flooring.

Kitchen

13' 4" max x 7' 6" max (4.06m max x 2.29m max) door to side, window to side, laminate flooring, part tile walls, matching base and eye units with work top over, inset sink with mixer tap, integrated oven, hob and hood, space for washing machine, space for fridge freezer, wall mounted boiler housed and door to shower room.

Shower Room

window to rear, vinyl flooring, shower unit, wash hand basin with mixer tap and w.c.

HMO

Ground Floor

door to front to enter entrance hall, fitted carpet, stair case with fitted carpet to first floor, door to side and doors to 3



bedrooms.

Bedroom 2

14' 7" max x 13' max (4.45m max x 3.96m max)
bay window to front and fitted carpet.

Bedroom 3

13' 2" max x 11' 9" max (4.01m max x 3.58m max)
window to rear and fitted carpet.

Bedroom 4

18' 6" max x 7' 3" max (5.64m max x 2.21m max)
window to side and fitted carpet.

First Floor Landing

split level, fitted carpet, stair case to 2nd floor with fitted carpet, door to shower room, door to toilet, door to lounge and door to kitchen.

Lounge

17' 8" max x 11' 7" max (5.38m max x 3.53m max)
window to front and fitted carpet.

Kitchen

12' 3" max x 11' 8" max (3.73m max x 3.56m max)
window to rear with views, vinyl flooring, part tile walls, matching base and eye units with work top over, integrated oven, hob and hood, inset sink with mixer tap, space for washing machine and space for fridge freezer.

Shower Room

window to rear, window to side, vinyl flooring, par tile walls, shower unit, wash hand basin with mixer tap and w.c.

Toilet

vinyl flooring, wall mounted boiler housed here, wash hand basin with mixer tap and w.c.

Second Floor Landing

window to rear with views, fitted carpet and doors to 2 bedrooms.

Bedroom 1

17' 2" max x 11' 4" max (5.23m max x 3.45m max)
window to front and fitted carpet.

Bedroom 5

10' 4" max x 9' 6" max (3.15m max x 2.90m max)
window to rear with views and fitted carpet.

Outside

To the front there is a door to 5 bed HMO and steps down to basement flat.

To the rear there is a fully enclosed, shared low maintenance rear garden with stairs to access house and access to the basement flat.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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