



## Glanmor Crescent, offers in excess of £270,000

- Previously Licensed 5 Bedroom HMO
- Plus Basement Flat
- No Ongoing Chain
- Council Tax Band B - Flat
- Council Tax C Band - House
- EPC Rating: D



 6  2  2



## About the property

A well presented previously licensed HMO house with basement 1 bedroom flat offered for sale with no ongoing chain. Situated in Uplands a sought after location for it's access to local shops, public transport links, Swansea University and Singleton hospital. The spacious accommodation of the house is set over 3 floors and briefly comprises; entrance hall, 2 bedrooms, 4 piece bathroom suite and toilet to the ground floor, to the first floor there is a bedroom, lounge and kitchen and to the second floor a further 2 bedrooms and toilet. The basement flat briefly comprises; open aspect living/ bedroom area, shower room, kitchen and toilet. To the outside there is a frontage to access the house and to the rear a courtyard to access the basement flat. This is an ideal investment opportunity ready to go. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

## Accommodation

### House

#### Entrance Hall

door to front to enter, fitted carpet, stair case with fitted carpet, doors to 2 bedrooms, door to bathroom and door to toilet.

#### Bedroom 1

14' 6" max x 13' 1" max ( 4.42m max x 3.99m max )  
bay window to front and fitted carpet.

#### Bedroom 4

12' 5" max x 10' 5" max ( 3.78m max x 3.17m max )  
window to rear and fitted carpet.

#### Bathroom

window to rear, vinyl flooring, part tile walls and a 4 piece bathroom suite comprising; bath tub with mixer tap, shower cubicle, wash hand basin with mixer tap and w.c.

#### Toilet

window to side, vinyl flooring, wash hand basin with mixer tap and w.c.

#### First Floor

#### Landing

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

#### Lounge

16' 6" max x 12' 8" max ( 5.03m max x 3.86m max )  
2 windows to front and fitted carpet.

#### Kitchen

12' 8" x 6' 11" ( 3.86m x 2.11m )  
window to rear, window to side, vinyl flooring, part tile walls, fitted with a matching range of eye and base units with work top over, inset sink with hot and cold taps, integrated oven, gas hob and hood, space for fridge freezer and space for washing machine.



**Bedroom 3**

12' 5" max x 10' 6" max ( 3.78m max x 3.20m max )  
window to rear and fitted carpet.

**Second Floor**

**Landing**

fitted carpet, split level, window to rear, doors to 2 bedrooms and door to toilet.

**Bedroom 2**

15' 1" x 11' 9" ( 4.60m x 3.58m )  
sky light window to front and fitted carpet.

**Bedroom 5**

12' 2" x 9' 1" ( 3.71m x 2.77m )  
sky light window to rear and fitted carpet.

**Toilet**

vinyl flooring, wash hand basin with mixer tap and w.c.

**Basement Flat**

**Entrance Hall**

door to rear to access, tile flooring, door to toilet and door to kitchen.

**Toilet**

window to rear, tile flooring, wash hand basin with mixer tap and w.c.

**Kitchen**

10' 8" max x 6' 5" max ( 3.25m max x 1.96m max )  
window to side, tile flooring, part tile walls, fitted with a matching range of eye and base units with work top over, inset sink with mixer tap, integrated oven, gas hob and hood, space for fridge freezer, space for washing machine, wall mounted boiler housed here and door to lounge.

**Lounge**

15' 3" max x 11' 10" max ( 4.65m max x 3.61m max )  
door to rear, fitted carpet and opening to bedroom.

**Bedroom**

12' max x 10' 6" max ( 3.66m max x 3.20m max )  
window to front, fitted carpet and door to shower room.

**Shower Room**

vinyl flooring, part tile walls, shower unit and wash hand basin with mixer tap.

**Outside**

**Front**

To the front is a frontage area with access to the house.

**Rear**

To the rear there are steps down to a courtyard area with 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

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