



The Grove, offers over £230,000

- Licensed HMO
- Close To Amenities
- Sit In Tenants
- No Ongoing Chain
- Council Tax Band - C
- EPC Rating: D



 4  2  2



About the property

A licensed HMO offered for sale with no ongoing chain. Split into 2 flats both sold with sit in tenants. Situated in a popular location for convenience to local shops, transport links, links to Swansea City Centre and Swansea University as well as Singleton hospital and local parks. The accommodation briefly comprises; ground floor flat with lounge, 2 bedrooms, kitchen and bathroom. First floor flat is set over 2 floors with lounge, kitchen, bathroom and 2 bedrooms. To the outside there is a front and rear garden. This is an ideal investment opportunity. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

Lease Term 999 years from 24th June 1889 - Annual Ground Rent £4

Accommodation

Ground Floor

Communal Entrance

door to front to enter, fitted carpet, door to hall with fitted carpet, door to ground floor flat and door to first floor flat.

Ground Floor Flat

Entrance Hall

door to side to enter, laminate flooring, doors to 2 bedrooms, door to cellar and door to lounge.

Lounge

12' 4" max x 10' 5" max (3.76m max x 3.17m max) window to side, laminate flooring, 2 double doors to storage, wall mounted boiler housed here and door to hall with laminate flooring, door to side to rear access, door to kitchen and sliding door to bathroom.

Kitchen

10' 5" x 8' 4" (3.17m x 2.54m) window to rear, laminate flooring, part tile walls, eye and base units with work top over, inset sink with mixer tap, space for cooker, space for washing machine and space for fridge freezer.



Bathroom

internal window to side, laminate flooring, part tile walls, bath tub with hot and cold taps and over bath shower, wash hand basin with hot and cold taps and w.c.

Bedroom 1

14' 10" max x 12' 6" max (4.52m max x 3.81m max)
bay window to front and laminate flooring.

Bedroom 2

11' 7" x 9' 3" (3.53m x 2.82m)
window to rear, laminate flooring and 2 double doors to storage.

First Floor Flat

Entrance Hall/ Landing

door to front to enter, stair case with carpet to first floor, split level, fitted carpet, door to bathroom, door to kitchen, door to lounge, door to bedroom, door to attic room with stair case with fitted carpet and sky light window to rear.

Lounge

11' 8" max x 9' 3" max (3.56m max x 2.82m max)
window to rear, fitted carpet and doors to storage where wall mounted boiler is housed.

Kitchen

11' 6" x 9' 10" (3.51m x 3.00m)
window to rear, door to rear, vinyl flooring, part tile walls, eye and base units with work top over, inset sink with mixer tap, space for cooker, space for washing machine and space for fridge freezer.

Bathroom

window to side, vinyl flooring, part tile walls, bath tub with hot and cold taps and over bath shower, wash hand basin with hot and cold taps and w.c.

Bedroom 1

19' 3" max x 15' max (5.87m max x 4.57m max)
window to front, fitted carpet and loft access.

Bedroom 2

16' 3" max x 14' 10" max (4.95m max x 4.52m max)
window to front and fitted carpet.

Outside

Front

lawn frontage with communal entrance

Rear

courtyard rear with rear lane access.

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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