



## Gwydr Crescent, offers over £325,000

- Council Tax D
- Mid Terrace HMO
- Six Bedrooms
- Ideal Investment Opportunity
- Close to Amenities
- EPC Rating: Awaited



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## About the property

This four bedroom HMO, mid terrace is sold with sitting tenants in the highly desirable location in the Uplands. Situated close to the local shops, pubs, transport links and links to both the City Centre and Swansea University as well as Singleton hospital and local parks. The accommodation briefly comprises; Entrance hall, two bedrooms, shower room, w/c and kitchen. To the first floor there are two bedrooms, shower room and kitchen. There is a further two bedrooms to the top floor. Externally there is an enclosed rear garden offering low maintenance and to the front there is permit parking. This is an ideal investment opportunity. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Bedroom Six

13' 1" Max x 12' 3" Max ( 3.99m Max x 3.73m Max )

#### Bedroom Five

12' 9" Max x 12' 1" Max ( 3.89m Max x 3.68m Max )

#### Dining Room

10' 8" Max x 15' 5" Max ( 3.25m Max x 4.70m Max )

#### Kitchen

11' x 7' ( 3.35m x 2.13m )

#### Shower Room

#### W/C



## First Floor

### Landing

### Bedroom One

17' 7" Max x 12' 6" Max ( 5.36m Max x 3.81m Max )

### Bedroom Three

10' 9" Max x 12' 4" Max ( 3.28m Max x 3.76m Max )

### Kitchen

10' 4" Max x 16' 3" Max ( 3.15m Max x 4.95m Max )

### Shower Room

## Second Floor

### Landing

### Bedroom Four

9' 7" x 12' 9" ( 2.92m x 3.89m )

### Bedroom Two

16' 5" x 12' 6" ( 5.00m x 3.81m )

## Floorplan



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