

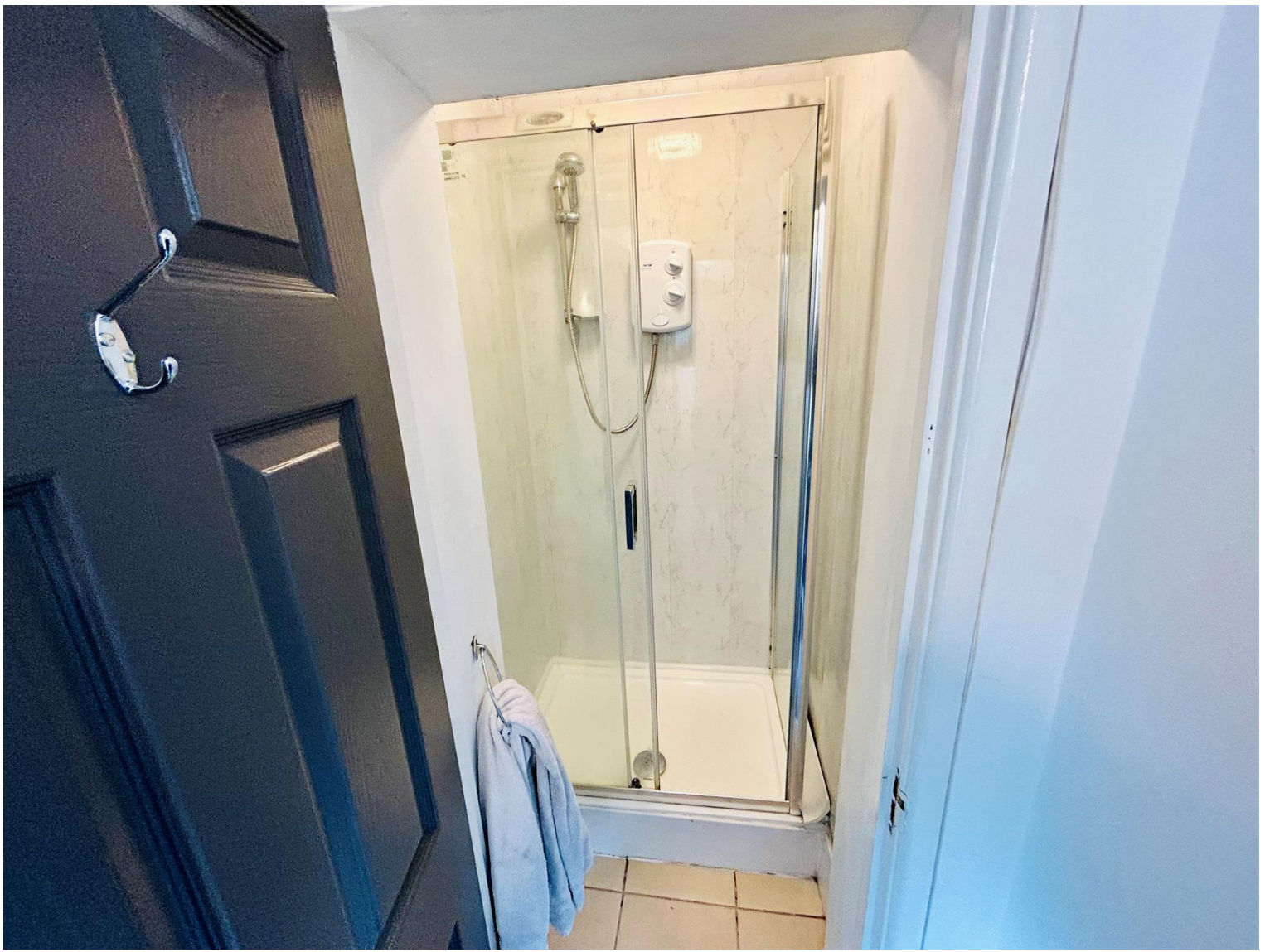


Elba Crescent, £300,000

- Council Tax - Band B
- HMO
- University Location
- Close to Amenities
- No Ongoing Chain
- EPC Rating: D



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About the property

Attention investors, Fully licensed 6 bedroom HMO, fully let for academic year 2024/25 situated within walking distance to Swansea Bay Campus University, public transport links and short distance to Swansea City Centre and junction 42 of the M4 corridor. The accommodation briefly comprises; entrance hall, lounge/ kitchen, shower room and toilet and 2 bedrooms to the ground floor. To the first floor there are 3 bedrooms, toilet and bathroom and to the 2nd floor there is an attic room. To the outside there is a front and rear garden. The property further benefits gas central heating and an outbuilding. This is a rare opportunity for a 6 bedroom property in the area. Please call Peter Alan Swansea on 01792 641481 to arrange a viewing or book 24/7 on our website.

Accommodation

Ground Floor

Entrance Hall

Front door to enter, stair case to first floor, door to storage, door to bedrooms, door to lounge.

Kitchen

10' 4" x 10' 2" (3.15m x 3.10m)

Window to rear, opening to lounge, door to shower room and additional toilet, matching range of eye and base units with work top over, integrated hob and hood over, inset sink with mixer tap, space for washing machine, wall mounted boiler housed and laminate floor.

Lounge

11' 5" x 9' 9" (3.48m x 2.97m)

Door to hallway, door to bedroom, opening to kitchen and laminate floor.

Shower Room

Electric shower unit



Downstairs Toilet

Window to rear, door to hall, w.c. and wash hand basin with mixer tap.

Bedroom 1

10' 7" x 10' 7" (3.23m x 3.23m)

Window to front, door to hallway, fitted carpet.

Bedroom 2

10' 10" x 10' 7" (3.30m x 3.23m)

Window to front, door to lounge, fitted carpet.

Landing

Fitted carpet, door to w.c., door to bathroom and doors to 4 bedrooms.

Toilet

Window to side, door to hallway, laminate floor, w.c. with wash hand basin and mixer tap.

Bathroom

Window to rear, door to hallway, laminate floor, partly tiled walls, shower unit, bath tub with hot and cold taps and wash hand basin with hot and cold taps.

Bedroom 3

10' 8" max x 10' 7" into bay (3.25m max x 3.23m into bay)

Window to front, door to hallway and fitted carpet.

Bedroom 4

9' 10" max x 9' 1" max (3.00m max x 2.77m max)

Window to rear, door to hallway and fitted carpet.

Bedroom 5

11' 3" max x 7' 8" (3.43m max x 2.34m)

Door to hallway, door to storage, window to front and fitted carpet.

Bedroom 6

14' 9" max x 13' 4" max (4.50m max x 4.06m max)

Door to enter, stairs to attic room, windows to rear and fitted carpet.

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Floorplan

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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