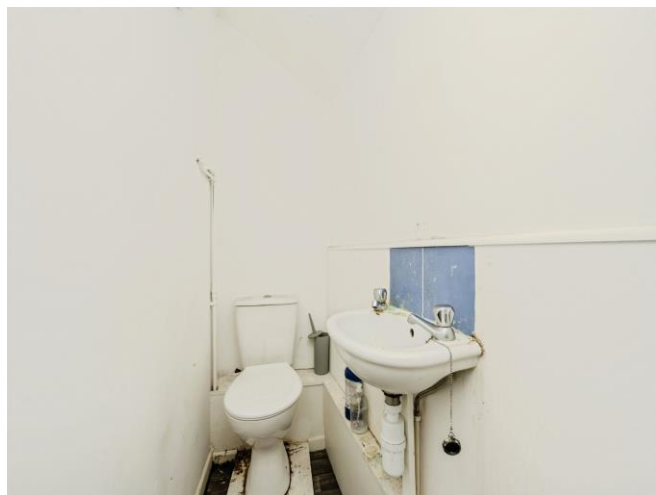




## Western Street, Swansea

**offers over £190,000**

- Achieves Rental Income- PCM
- Easy To Maintain Rear Garden
- Investment Purchase opportunity
- Close Distance To Swansea City Centre
- EPC Rating: D




**5**

**1**

**1**



## About the property

Presenting a delightful terraced house, available for sale and situated in a highly sought-after location. This property is in good condition and boasts a well-thought-out living arrangement that is ideal for both investors and families.

This property offers a welcoming reception room with direct access to a garden, providing an excellent space for relaxation and entertainment.

The property also features a well-equipped kitchen, providing a fantastic area for culinary enthusiasts. The house comprises five well-appointed bedrooms, offering ample living and resting space for all members of the family. Additionally, it offers the convenience of a bathroom, reducing morning queues and providing the necessary privacy for a large family or a group of tenants.

## 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.

## Accommodation

### Kitchen

7' 6" x 9' 2" ( 2.29m x 2.79m )

### Dining Room

11' 5" x 11' 4" ( 3.48m x 3.45m )

### Bedroom 1

15' 9" x 10' 4" ( 4.80m x 3.15m )

### Bedroom 2

10' 4" x 10' 7" ( 3.15m x 3.23m )

### Bedroom 3

5' 7" x 10' 1" ( 1.70m x 3.07m )

### Bedroom 4

11' 7" x 9' 9" ( 3.53m x 2.97m )

### Bedroom 5

8' 6" x 11' 5" ( 2.59m x 3.48m )

### Bathroom

5' 5" x 8' 3" ( 1.65m x 2.51m )

### W.C.

2' 6" x 5' 3" ( 0.76m x 1.60m )