



## Watkin Street, Swansea

**£170,000**

- Recently renovated throughout
- Three well-sized bedrooms
- 4 Bed HMO Opportunity
- Front and rear low maintenance garden
- EPC Rating: C



3 2 1





## About the property

This newly renovated 3- bedroom property on Watkin Street offers spacious, modern living ideal for families or professionals with the benefit of it being a registered as a 4 bedroom HMO for our investors! Our vendors are also kindly offering all White Goods at the property included in the sale.

The ground floor features two inviting reception rooms, providing versatile space for dining, relaxing or entertaining. A brand new contemporary kitchen sits to the rear of the home, leading to a convenient and brand new downstairs shower room - perfect for busy households or guests. There is also plenty of street AND residential parking for any purchasers.

Upstairs, you'll find three well-proportioned bedrooms along with a fresh, modern family bathroom. The home has only just been tastefully updated throughout to a



## Accommodation

### Living Room

11' 3" x 10' 4" ( 3.43m x 3.15m )

### Reception Room

11' 10" x 9' 10" ( 3.61m x 3.00m )

### Bedroom One

14' 10" x 10' 5" ( 4.52m x 3.17m )

### Bedroom Two

11' 11" x 9' 10" ( 3.63m x 3.00m )

### Bedroom Three

9' 2" x 8' 8" ( 2.79m x 2.64m )

## 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.