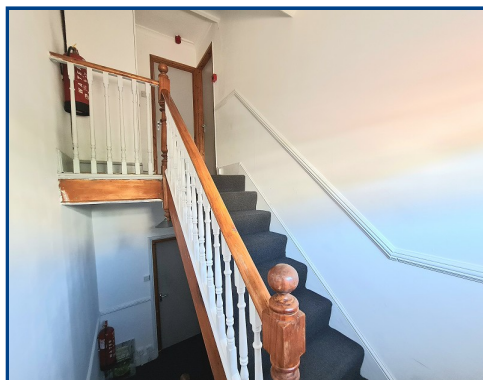
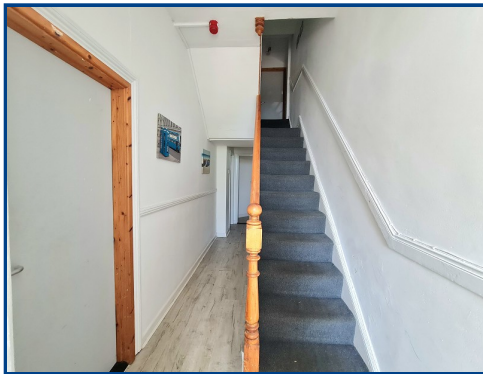




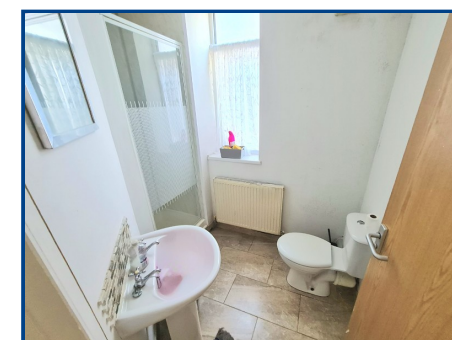
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**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Montpelier Terrace Swansea City And County of Swansea

Price **£219,995**



- Substantial turn key investment property
- Licensed 6-bed HMO
- Communal Lounge * Two bathrooms
- Available occupied with current income
- Sea Views
- Front and rear gardens with Garage
- Close to Two Universities
- Let for £1800 pcm excl bills

EPC Rating: E

General Description

A large 3-storey 6-bed turn key licensed mid terraced property situated within a popular location close to central Swansea. The property is available occupied with tenants, accommodation also includes; entrance hallway, communal lounge, kitchen diner, shower room and bathroom. Externally is a front and enclosed rear garden with garage. The property enjoys Sea Views and is walking distance to the City Centre and the vibrant Uplands Quarter. The property is situated a short distance from away Two Universities and Coastline. Let for approx £1800 pcm exc bills. EPC-E.

Viewing: **01792 475 332** Website: **www.ctf-uk.com** Email: **swansea@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01792 475 332**

Email: **swansea@ctf-uk.com**

Web: **www.ctf-uk.com**

Montpelier Terrace, Swansea, City And County of Swansea.

Property Description

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Ground Floor

Entrance Hall

Upvc frosted double glazed door to front, laminate flooring, stairs to first floor.

Communal Living Area (11' 5" x 11' 2") or (3.49m x 3.41m)

Upvc double glazed Bay window to front, laminate flooring and radiator.

Bedroom 1 (12' 8" x 11' 0") or (3.85m x 3.35m)

Upvc double glazed window to rear, laminate flooring and radiator.

Shower Room & WC

Upvc frosted double glazed window to side, walk in shower, low level WC, wash hand basin, tiled floor and splash backs, radiator.

Kitchen / Breakfast Room (16' 8" x 9' 7") or (5.07m x 2.91m)

Upvc double glazed window and door to rear garden, range of base and wall units with tiled splash backs, integrated two ring electric hob, 4-ring gas hob, electric oven, extractor fan, plumbing for washing machine, laminate flooring, walk in storage area and radiator.

Montpelier Terrace, Swansea, City And County of Swansea.

First Floor

Landing; split landing with stairs to second floor.

Bedroom 2 (16' 9" x 11' 6") or (5.10m x 3.51m)

Two Upvc double glazed windows to front with Sea Views, laminate flooring and radiator.

Bedroom 3 (12' 8" x 10' 10") or (3.85m x 3.29m)

Upvc double glazed window to rear, laminate flooring and radiator.

Bathroom (6' 2" x 5' 3") or (1.89m x 1.61m)

Upvc frosted double glazed window to side, panelled bath, pedestal wash hand basin, low level WC, Respotex panel walls, laminate flooring and radiator.

Bedroom 4 (9' 5" x 9' 7") or (2.86m x 2.92m)

Upvc double glazed window and door to rear garden, laminate flooring and radiator.

Second Floor.

Window to rear and loft access.

Bedroom 5 (16' 9" x 11' 8") or (5.10m x 3.55m)

Upvc double glazed window to front with excellent Sea View, laminate flooring and radiator.

Bedroom 6 (10' 1" Max x 9' 5") or (3.07m Max x 2.88m)

Upvc double glazed window to rear, laminate flooring and radiator.

Externally.

To front; Garden area with Sea View.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

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