



Western Street, SWANSEA

offers over £190,000

- 10minute Walk to Swansea city centre or beach
- Ideal Investment Purchase
- Achieves Good Rental Income of £1600 PCM
- Good Condition Throughout






 4 2 1



About the property

Presenting a delightful 4-bed terraced house, available for sale with no onward chain. This property is in good condition and boasts a well-thought-out living space that can be rearranged to suit both investors and families. The boiler was recently replaced in the last year and the property was partially redecorated presenting a blank canvas ready to move in. The house comprises four well-appointed bedrooms, offering ample living and resting space for all members of the family. Additionally, it offers the convenience of two bathrooms, reducing morning queues and providing the necessary privacy for a large family or a group of tenants. A welcoming reception room offers direct access to a low-maintenance garden, providing an excellent space for relaxation and entertainment. The property also features a well-equipped kitchen dining area, providing a fantastic area for culinary enthusiasts. The property is nestled in a prime location with excellent public transport links, making commuting effortless. Local amenities, pubs and shops are in very close proximity. There is just a short 10-minute walk to either the town centre or the beach, which further enhances the convenience of residing in this area. The property was previously rented and is fully HMO-compliant with modern fire doors, hinged closers, and interlinked smoke detectors. The existing contents could be included if preferred. This property falls under council tax band C, offering good affordability.

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' 1" x 15' 8" (2.16m x 4.78m)

Lounge

7' 7" x 9' 6" (2.31m x 2.90m)

Shower Room

5' 2" x 6' 5" (1.57m x 1.96m)

Bathroom

8' 3" x 6' 6" (2.51m x 1.98m)

Bedroom One

14' 4" x 11' 2" (4.37m x 3.40m)

Bedroom Two

10' 2" x 11' 3" (3.10m x 3.43m)

Bedroom Three

10' 7" x 11' 1" (3.23m x 3.38m)

Bedroom Four

12' 4" x 10' 7" (3.76m x 3.23m)