



26 St. Helens Avenue, Swansea, SA1 4ND

£150,000

Offered to the market with no onward chain, this spacious three/four bedroom three storey terraced property presents an excellent opportunity for buyers looking for a full renovation project. Extending to approximately 1,550 sq ft, the property retains generous room sizes throughout and offers flexible accommodation with plenty of potential to modernise and add value. The ground floor comprises an entrance porch leading into the hallway, a front lounge with a bay window, a separate sitting room, a dining room and a kitchen to the rear. On the first floor are two good sized double bedrooms, a dressing room which could be used as a bedroom providing access to the bathroom, and on the second floor is a further double bedroom. The property requires complete refurbishment throughout but offers an ideal opportunity for investors, developers, or buyers looking to create a family home to their own specification. Situated in the popular St. Helens area of Swansea, the property is conveniently located close to Swansea City Centre, Swansea Beach and Promenade, Singleton Park, Swansea University (Singleton Campus), and Swansea Bay. A range of local shops, schools, public transport links, and other everyday amenities are all within easy reach.

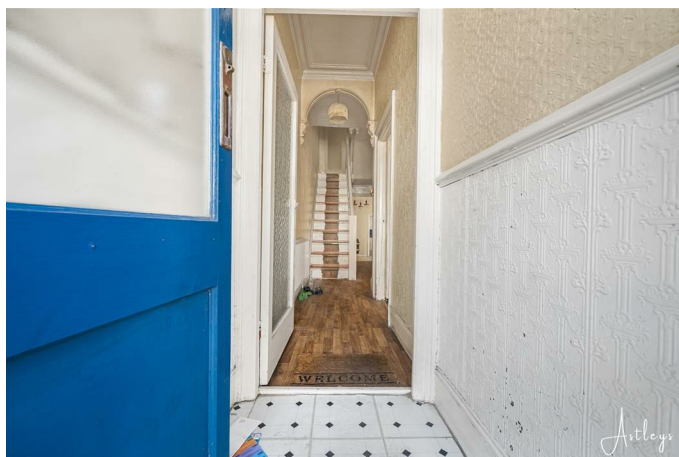
The Accommodation Comprises

Ground Floor

Porch

Entrance door to front, door to the hallway.

Hall 19'9" x 5'7" (6.02m x 1.70m)



Staircase to first floor, radiator.

Lounge 11'8" x 14'9" (into bay) (3.57m x 4.50m (into bay))



Double glazed bay window to front, two radiators.

Sitting Room 12'3" x 10'4" (3.74m x 3.14m)



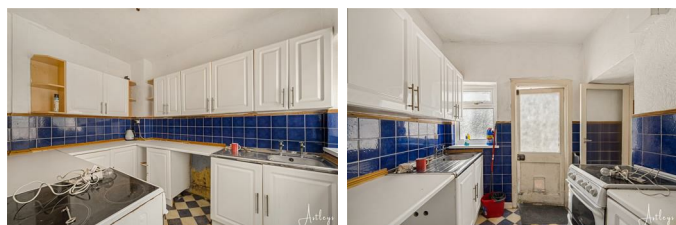
Double glazed window to rear, radiator.

Dining Room 13'10" x 9'6" (4.22m x 2.90m)



Double glazed window to side, radiator, door to the kitchen.

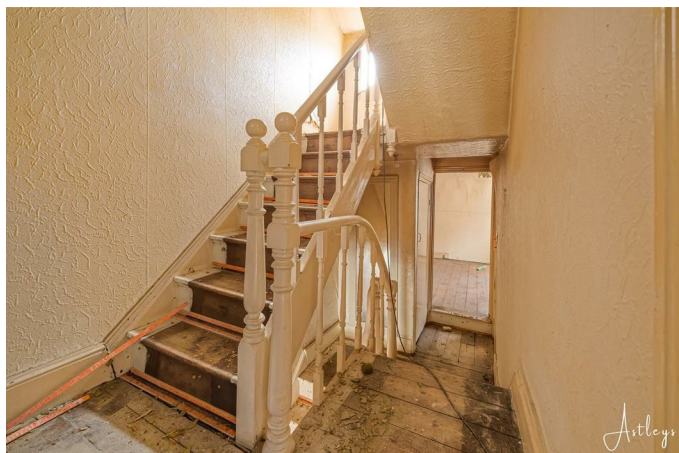
Kitchen 7'3" x 9'6" (2.20m x 2.90m)



Double glazed window to side, door to side leading to the garden.

First Floor

Landing 12'3" x 5'7" (3.74m x 1.70m)



Bedroom 2 12'5" x 11'8" (3.79m x 3.55m)



Bedroom 1 11'10" x 17'7" (3.61m x 5.35m)



Two double glazed windows to front.

Double glazed window to rear.

WC 3'1" x 3'7" (0.93m x 1.10m)

WC and window to side.

Dressing Room 11'6" x 9'6" (3.50m x 2.90m)



Window to side, door to the bathroom.

Bathroom 8'4" x 9'6" (2.55m x 2.90m)



Three piece suite comprising a bath, shower and wash hand basin, airing cupboard with the hot water tank, frosted double glazed window to rear.

Second Floor

Bedroom 3 19'7" x 17'7" (5.98m x 5.35m)



Window to front.

External



Rear Garden



Aerial Images



Agents Note

Tenure - Freehold
Council Tax Band - E
Parking - On Street & Permit Parking
Mobile Coverage - EE Outstanding O2 Okay Three
Good Vodafone Okay
Broadband speed - B

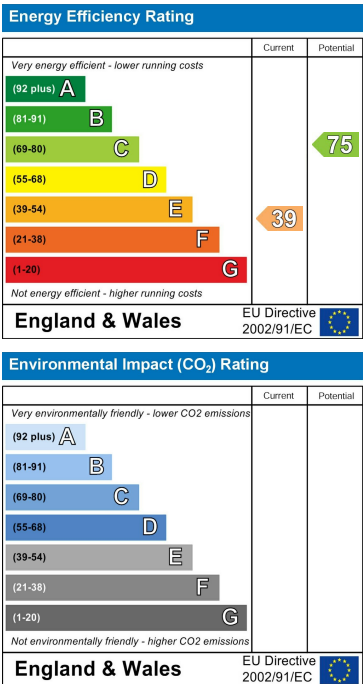
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.