

20 Clifton Hill, Swansea

£140,000

ASTLEYS
SALES AND LETTINGS



20 Clifton Hill

Swansea

Three Bedroom HMO Investment Property – Fully Let to Students

Situated in a convenient location in Swansea, 20 Clifton Hill presents an excellent opportunity for investors seeking an established buy-to-let investment. This three-bedroom terraced property is currently configured as a House in Multiple Occupation (HMO) and is fully let to students, providing an immediate rental income stream.

The accommodation is arranged over two floors and briefly comprises an entrance hall, ground floor bedroom and a spacious communal lounge which leads through to the kitchen/diner. To the first floor are two further bedrooms and a shower room. Externally, the property benefits from a front forecourt garden and an enclosed rear garden.

The property is ideally positioned within easy reach of Swansea city centre, offering a wide range of shops, restaurants, cafés, bars and everyday amenities. Swansea Railway Station and the main bus station are also conveniently accessible, providing excellent public transport connections. The location is particularly attractive to the student market, with the University of Wales Trinity Saint David's Mount Pleasant Campus and Swansea College of Art both nearby, together with Swansea University's wider campuses accessible by public transport

An ideal opportunity for investors looking to acquire an established student rental property in Swansea, with the benefit of existing tenants in place.







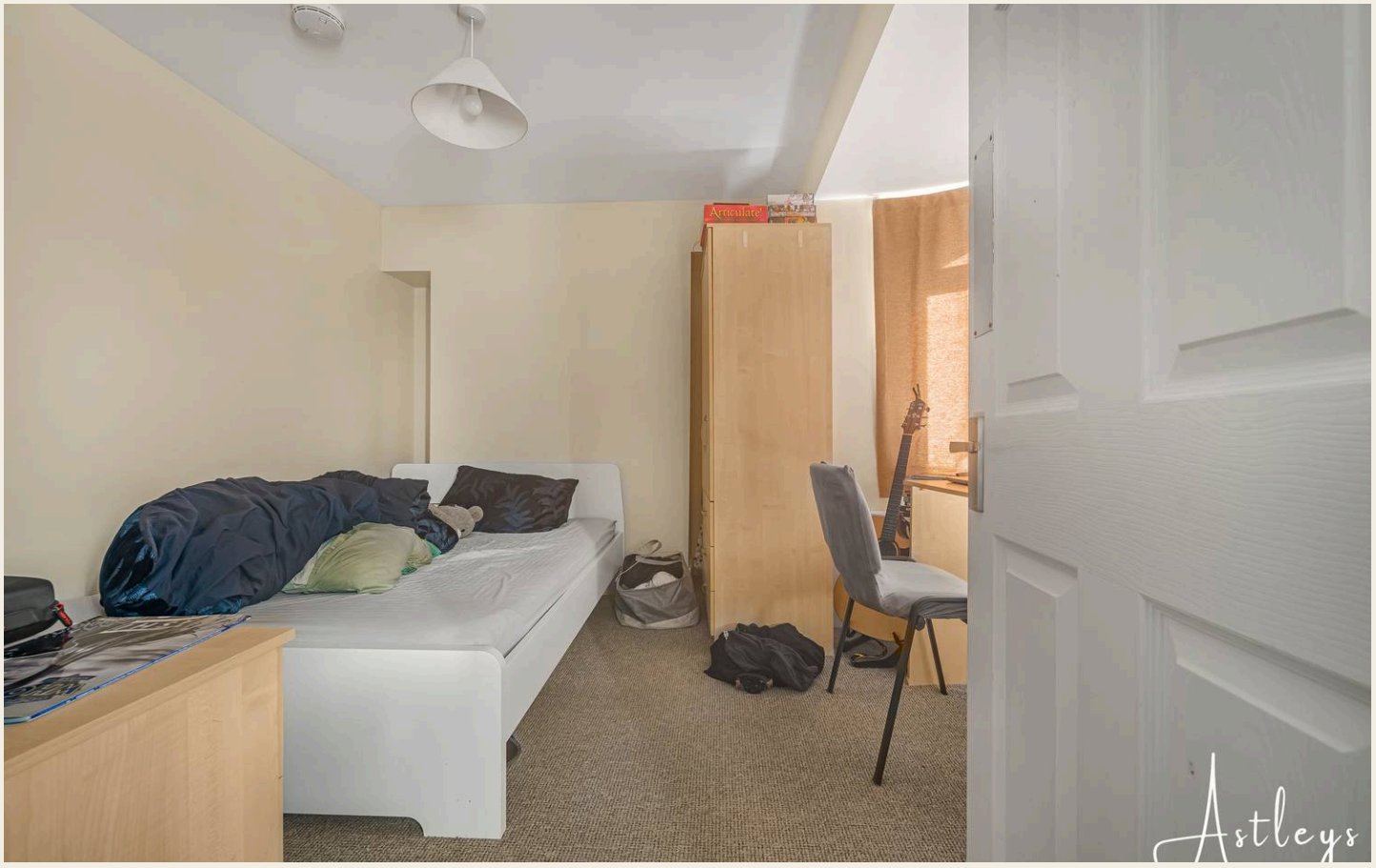
Ground Floor

Hall
Entrance door to front, laminated flooring, staircase to first floor, radiator.

Bedroom 1
11' 4" x 8' 8" (3.46m x 2.63m)
Bay window to front, radiator.

Communal Lounge
14' 7" x 11' 7" (4.45m x 3.53m)
Laminated flooring, radiator, open plan to the kitchen area.

Communal Kitchen/Diner
14' 7" x 9' 8" (4.45m x 2.94m)
Fitted with a range of wall and base units with worktop space over incorporating a stainless steel sink and drainer. Appliances include a washing machine, fridge/freezer, built-in four ring gas hob and electric over with extractor fan over, two windows to rear and door leading to the rear garden.







First Floor

Bedroom 2
14' 7" x 8' 0" (4.45m x 2.43m)
Window to front, radiator.

Bedroom 3
Window to rear, radiator.

Shower Room
8' 10" x 7' 2" (2.69m x 2.18m)
Three piece suite comprising a shower cubicle, wash hand basin and WC. Cupboard housing the boiler, radiator, window to rear.

Agents Note
The sale includes all appliances, furniture and fittings.



COURTYARD

To the front of the property is a small forecourt garden.

REAR GARDEN

Good sized rear garden.

On street

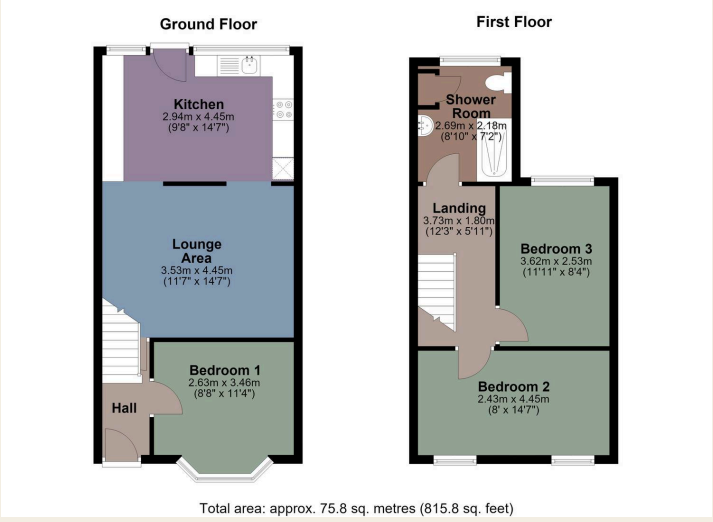
Permit

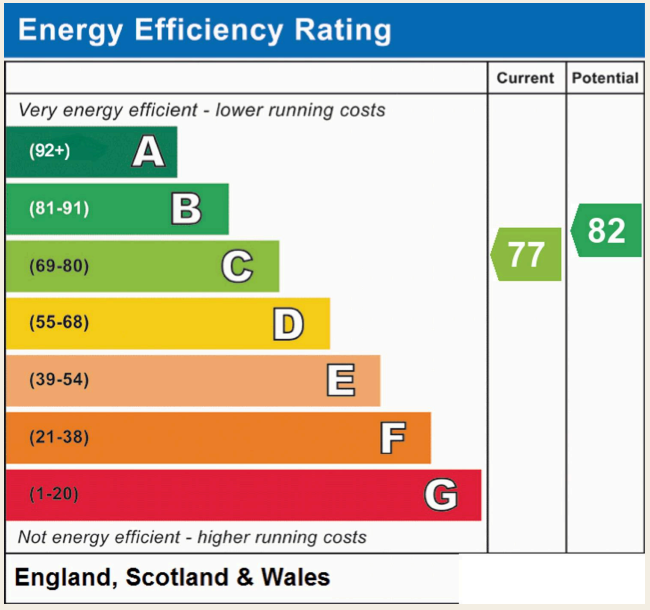
1 Parking Space

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C







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