



## 60 St. Helens Avenue, Swansea, SA1 4NF

**£215,000**

An excellent opportunity for buy-to-let investors to acquire this four-bedroom HMO property, currently arranged as a lower ground floor one-bedroom flat and a three-bedroom maisonette, offering a versatile investment with strong rental potential. The lower ground floor flat briefly comprises a hallway, bedroom, kitchen/lounge area, and shower room, providing self-contained accommodation.

The maisonette is arranged over the upper floors and comprises a hallway, front-facing lounge, and kitchen/breakfast room on the first level. The next floor offers two bedrooms and a shower room, while the top floor provides a further third bedroom. The property is conveniently located on St Helens Avenue, within close proximity to Swansea City Centre and the popular Uplands area, known for its vibrant cafés, restaurants and amenities. It is also within easy reach of Swansea University, Singleton Hospital and the seafront at Swansea Bay, making it an attractive location for tenants and investors alike. This well-positioned property presents a fantastic investment opportunity in a central and highly lettable area of Swansea.

## The Accommodation Comprises

### LOWER GROUND FLOOR FLAT

#### Porch

Entered via door to front.

#### Bedroom 10'8" x 11'3" (3.24m x 3.43m)



Double glazed window to front.

#### Kitchen/Lounge 17'2" x 2'9" (5.22m x 0.84m)



Double glazed window to rear.

#### The Kitchen area

Fitted with a with base units with worktop space over, stainless steel sink, tiled splashbacks, plumbing for washing machine, space for fridge, built-in electric oven and a four ring hob with extractor hood over.



#### Inner Hallway

Storage cupboard, door to rear.

#### Shower Room



Three piece suite comprising a shower, wash hand basin and WC. Tiled splashback, heated towel rail, storage cupboard, frosted double glazed window to side and rear.

### FIRST FLOOR MAISONNETTE

#### Hall



Entered via door to front, staircase to first floor.

**Lounge 11'5" x 12'4" (3.48m x 3.75m)**



Double glazed bay window to front, radiator.



**Kitchen/Dining Room 11'5" x 8'10" (3.49m x 2.68m)**



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, plumbing for washing machine, built-in electric oven and a four ring electric hob, wall mounted boiler, double glazed window to rear.

**First Floor**

**Landing**

**Bedroom 1 11'7" x 14'9" (3.52m x 4.49m)**

Double glazed window to front, radiator.

**Bedroom 2 6'7" x 9'9" (2.00m x 2.97m)**



Double glazed window to rear, radiator.

### Shower Room



Three piece suite comprising a shower, wash hand basin and WC

### Attic Room Used as a Bedroom



Double glazed window to front, radiator.

### External



### Agents Note

Tenants in situ till June 30th 2027

EPC Basement Flat - C

EPC Maisonette - D

Tenure - Freehold

Council Tax Band - A & D

Services - Mains electric. Mains sewerage. Main Gas. Mains Water.

Parking - On street parking & Permit Parking

Mobile coverage - EE Vodafone Three O2

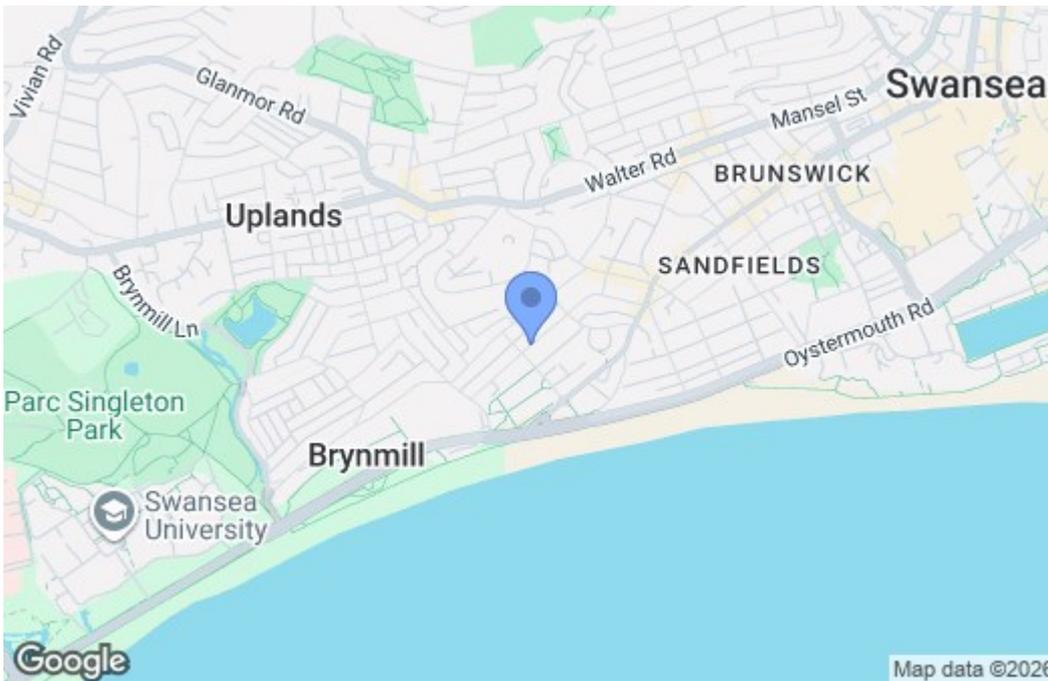
Broadband - Basic 6 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability -BT Sky Virgin

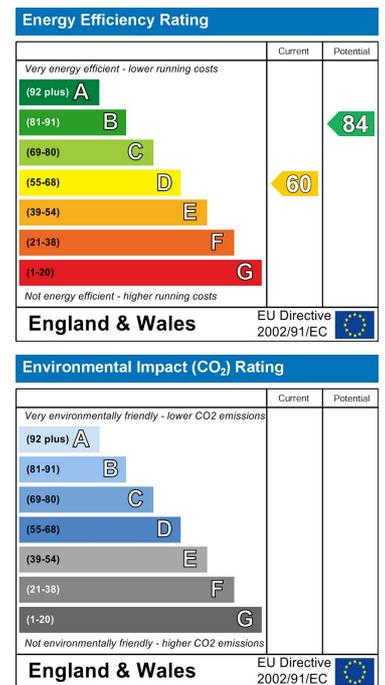
# Floor Plan



# Area Map



# Energy Efficiency Graph



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