

**30 Henrietta Street, Swansea, SA1 4HN**

**£250,000**

A five bedroom licensed HMO property located close to Swansea City Centre. Currently let with a monthly income of £1,550 (excluding bills). The accommodation comprises to the ground floor; letting rooms one and two, w/c, communal lounge and kitchen. To the first floor are three further letting rooms and shower room. There is also a small basement and attic room. Externally to the front is a walled forecourt and to the rear and enclosed garden.



## The Accommodation Comprises

### Ground Floor

#### Entrance

Via Upvc door to porch.

#### Porch

Door to hall.

#### Hall



Staircase to the first floor, radiator.

#### Bedroom 1 10'11" x 13'3" (3.34m x 4.05m)

Double glazed bay window to the front, radiator.

#### Bedroom 2 11'3" x 10'8" (3.43m x 3.24m)



Double glazed window to the rear, radiator.

### WC



Double glazed window to the side, w/c and wash hand basin.

#### Communal Lounge 13'2" x 9'4" (4.01m x 2.85m)



Double glazed window to the side, laminate flooring, radiator.

### **Kitchen 9'9" x 9'4" (2.98m x 2.85m)**



Fitted with a range of wall and base units with worktop over, inset stainless sink with drainer and swan neck mixer tap. Plumbed for washing machine, wall mounted gas combination boiler. Double glazed window and door to the rear, tiled flooring, radiator.

### **First Floor**

#### **Landing**

Staircase to the second floor.

### **Bedroom 3 12'0" x 8'2" (3.66m x 2.49m)**



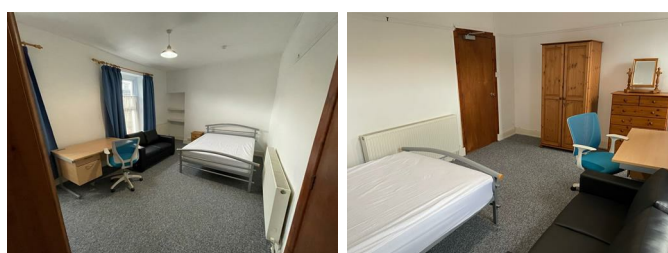
Double glazed window to the rear, radiator.

### **Bedroom 4 10'9" x 8'7" (3.28m x 2.62m)**



Double glazed window to the rear, radiator.

### **Bedroom 5 11'5" x 17'1" (3.49m x 5.21m)**



Two double glazed windows to the front, radiator.

### **Shower Room**

A three piece suite comprising shower cubicle, w/c and wash hand basin. Frosted double glazed window to the side, radiator.

### **Second Floor**

#### **Landing**

Double glazed window to the rear.

#### **Attic Room**

Skylight to the front.

### **External**

#### **Front**

Walled forecourt.

## Rear



Enclosed garden.

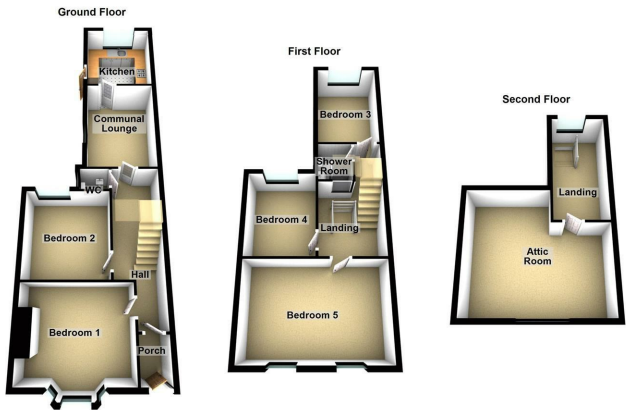
## Tenure

Freehold

Council Tax – C (2022/2023 - £1,584 (Min)



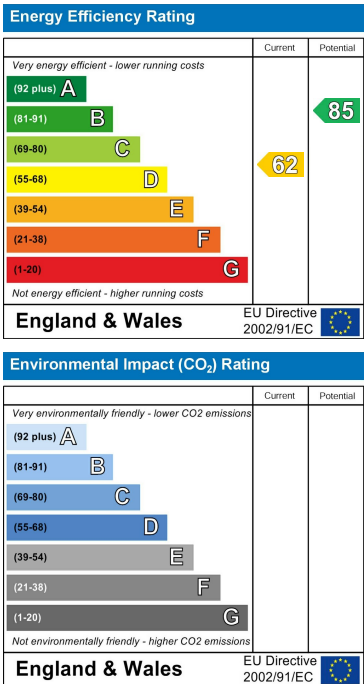
Floor Plan



Area Map



Energy Efficiency Graph



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