



75 Argyle Street, Swansea, SA1 3TA

£175,000

Located close to the university and seafront a middle terraced property that has a current HMO license for four bedrooms. The accommodation comprises to the ground floor of an entrance porch, hall, bedroom, lounge and a kitchen. To the first floor you will find three bedrooms and a shower room. Externally there is a rear garden. EPC Rating - D.

The Accommodation Comprises

Ground Floor

Porch

Entered via double glazed door to front.

Hall

Laminate flooring, staircase to first floor.

Reception 10'8" x 12'0" (3.26m x 3.66m)



Double glazed bay window to front, radiator.

Bedroom 1 11'5" x 10'0" (3.48m x 3.06m)



Double glazed window to rear, laminate flooring, coved ceiling, radiator.

Kitchen 13'5" x 7'11" (4.10m x 2.42m)



Fitted with a matching range of wall and base units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in four ring electric hob, tiled flooring, wall mounted gas combination boiler, radiator, double glazed window and door to side.

First Floor

Landing

Bedroom 2 10'9" x 15'1" (3.28m x 4.61m)



Double glazed window to front, coved ceiling, radiator.

Bedroom 3 13'5" x 8'4" (4.09m x 2.55m)



Double glazed window to side, radiator.

Bedroom 4 9'7" x 10'0" (2.93m x 3.06m)



Double glazed window to rear, coved ceiling, radiator.

Shower Room



Three piece suite comprising double shower cubicle, wash hand basin and WC. Tiled walls and flooring, radiator.

External



There is a rear garden.

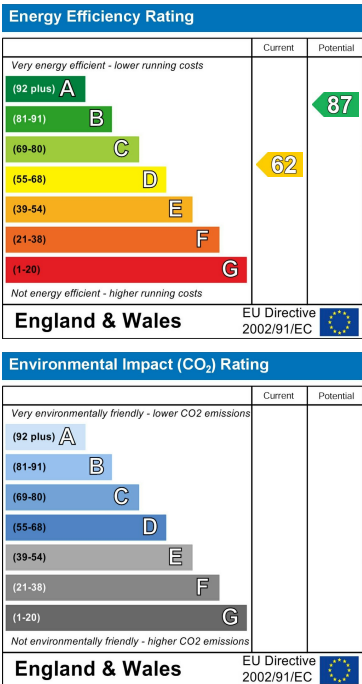
Floor Plan



Area Map



Energy Efficiency Graph



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