



9 Spring Terrace, Swansea, SA1 3TD

£185,000

An excellent opportunity to acquire a spacious four-bedroom House of Multiple Occupation (HMO) in a popular Swansea location, ideally suited to the student rental market. Extending to approximately 893 sq ft, the property provides well proportioned accommodation arranged over two floors, offering an excellent balance of private bedroom space and communal living areas. The property features four good sized bedrooms, making it an ideal choice for a group of students looking to share a home while retaining their own private space. The communal living area provides a comfortable place to relax and socialise, while opening directly into the kitchen to create a practical shared living environment. There are two shower rooms, including a convenient ground floor shower room and a further first floor shower room, together with a separate WC. This generous provision of facilities is particularly practical for a four-person student household. The location is particularly appealing to student tenants, with access to both Swansea University and the University of Wales Trinity Saint David (UWTSD).

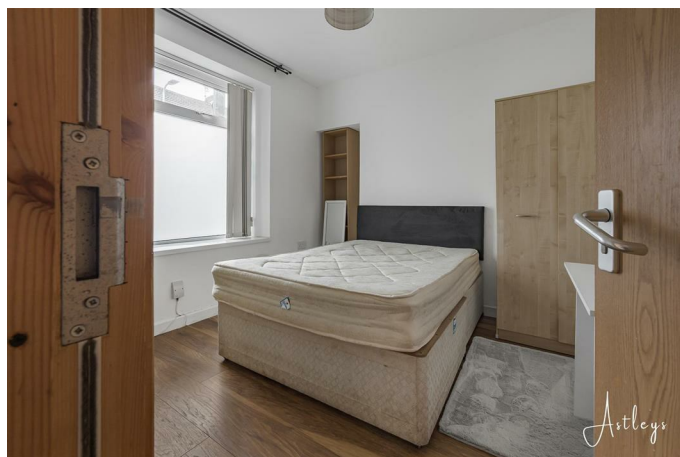
The Accommodation Comprises

Ground Floor

Hall 21'0" x 2'10" (6.40m x 0.86m)

Entrance door to front, staircase to first floor.

Bedroom 1 9'11" x 10'11" (3.02m x 3.33m)



Double glazed window to front, radiator.

Living Room 10'9" x 10'1" (3.28m x 3.08m)



Open plan to the kitchen.

Kitchen/Dining Room 19'1" x 6'7" (5.81m x 2.00m)



Fitted with a range of wall and base units providing worktop and storage space, stainless steel sink unit, space for fridge/freezer, dishwasher. Built-in four ring hob and oven. Double doors leading to the rear garden.

Utility 5'7" x 4'9" (1.69m x 1.45m)

Plumbed for washing machine, double glazed frosted window to rear, door to the shower room.

Shower Room 4'6" x 4'9" (1.38m x 1.45m)



Three piece suite comprising a shower, wash hand basin and WC. Tiled walls, heater towel rail.

First Floor

Landing 17'1" x 4'11" (5.21m x 1.50m)

Bedroom 2 10'0" x 14'1" (3.04m x 4.30m)



Double glazed window to front, radiator.

Bedroom 3 12'0" x 8'5" (3.65m x 2.56m)



Double glazed window to rear, radiator.

Bedroom 4 10'9" x 9'1" (3.27m x 2.78m)



Skylight window to rear, radiator.

Shower Room 6'0" x 5'3" (1.83m x 1.59m)



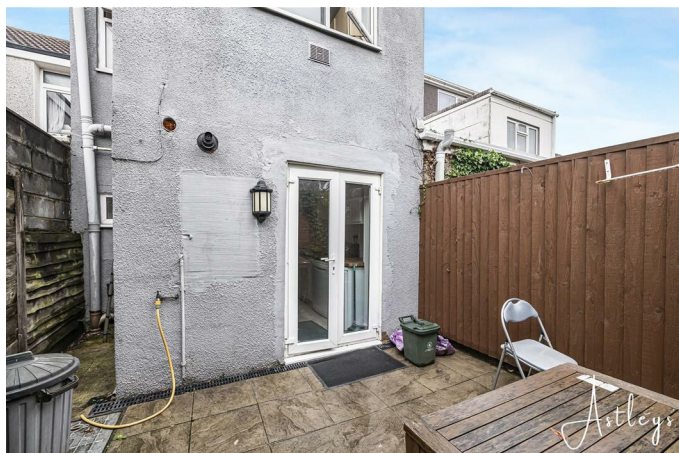
Three piece suite comprising a shower, wash hand basin and WC.

WC 3'11" x 3'9" (1.19m x 1.14m)



Two piece suite comprising a wash hand basin and WC.
Double glazed window to rear.

External



Agents Note

Tenure - Freehold

Council Tax Band - B

Parking - On Street and Permit Parking

Services - Services - Mains electric. Mains sewerage.

Mains Gas. Water meter

Mobile coverage- EE Vodafone Three O2

Broadband - Basic13 Mbps Superfast 80 Mbps Ultrafast
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

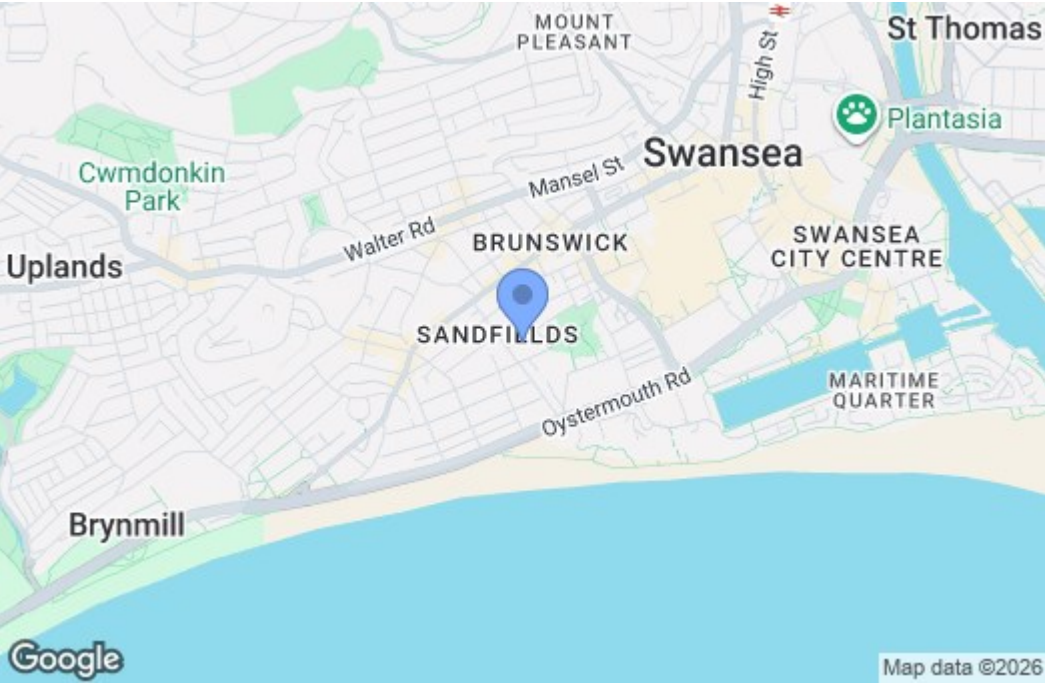
Aerial Images



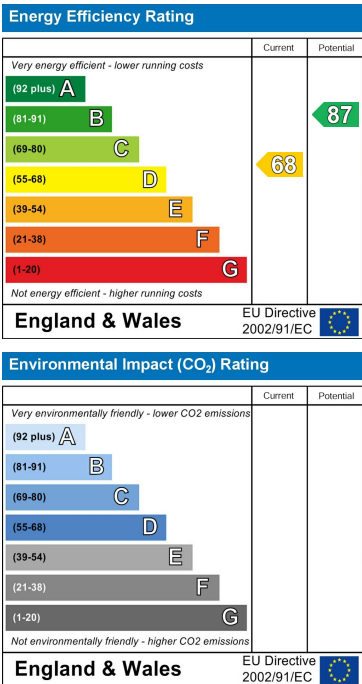
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.