



Rhyddings Park Road, Brynmill Swansea

£260,000

- Five Bedroom Mid-Terraced Property
- Current Active HMO Licence
- Modern Throughout
- Flexible Accommodation over Two Floors
- EPC Rating: C




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About the property

Situated on Rhyddings Park Road, this well-presented and modernised five-bedroom property offers spacious and versatile accommodation across two floors and benefits from a current active HMO licence. The ground floor comprises a bright and comfortable lounge, a fitted kitchen, and two well-proportioned bedrooms (Bedrooms 2 and 3). The layout is ideal for shared living, providing both communal and private spaces. To the first floor, there are three further spacious bedrooms (Bedrooms 1, 4, and 5), along with a bathroom, separate shower room, and WC, ensuring convenience for multiple occupants or families alike. Externally, the property features a low-maintenance patio garden to the rear, perfect for outdoor seating or relaxation. Finished to a modern standard throughout, this property is ready for immediate occupation or continued investment use. An AML fee of £80 (including VAT) is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Accommodation

Lounge

12' 4" x 9' 2" (3.76m x 2.79m)

Kitchen

11' 3" x 9' 1" (3.43m x 2.77m)

Bedroom 2

13' x 9' 3" (3.96m x 2.82m)

Bedroom 3

11' 6" x 11' (3.51m x 3.35m)

Bedroom 1

15' 4" x 10' (4.67m x 3.05m)

Bedroom 4

11' 6" x 9' 9" (3.51m x 2.97m)

Bedroom 5

11' 7" x 9' 6" (3.53m x 2.90m)

Bathroom

Shower Room

W.C