



Hazel Road, ##Invalid £180,000

- Good Rental Income - PCM
- Four Bedroom HMO
- Sough After Location
- EPC Rating: C



3 1 2



About the property

Presenting for sale, this well-maintained terraced house, currently configured as student accommodation, in a much sought-after location, ideally suited for investors. The property is in good condition, ready for immediate occupation or rental. The house is generously proportioned over two floors, comprising four comfortable bedrooms, one bathroom, a single reception room, and a well-equipped kitchen. Each room is thoughtfully laid out to maximise space and create a comfortable living environment. The bedrooms are spacious, offering ample room for study and rest, perfect for the student lifestyle. The bathroom is well-appointed, designed for ease and functionality. The reception room provides a great space for relaxation and socialising, adding a touch of homely comfort to the student accommodation. This property enjoys excellent public transport links, ensuring easy commutes to local universities, amenities, and the city centre. Its prime location makes it a highly desirable property for students and an attractive proposition for investors looking for a steady rental income. In summary, this is a fantastic investment opportunity, given its condition, size, and prime location.



Accommodation

Entrance Porch

Shower Room

Entrance Hall

Lounge

13' 5" into bay window x 11' 9" (4.09m into bay window x 3.58m)

Dining Room

12' 1" x 9' 5" (3.68m x 2.87m)

Kitchen / Breakfast Room

18' 5" x 9' 3" (5.61m x 2.82m)

First Floor Landing

Bedroom One

15' 5" x 14' 3" (4.70m x 4.34m)

Bedroom Two

13' x 11' 9" (3.96m x 3.58m)

Bedroom Three

12' 6" x 10' 5" (3.81m x 3.17m)

01792 641481

swansea@peteralan.co.uk

Floorplan

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

