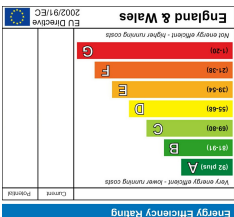
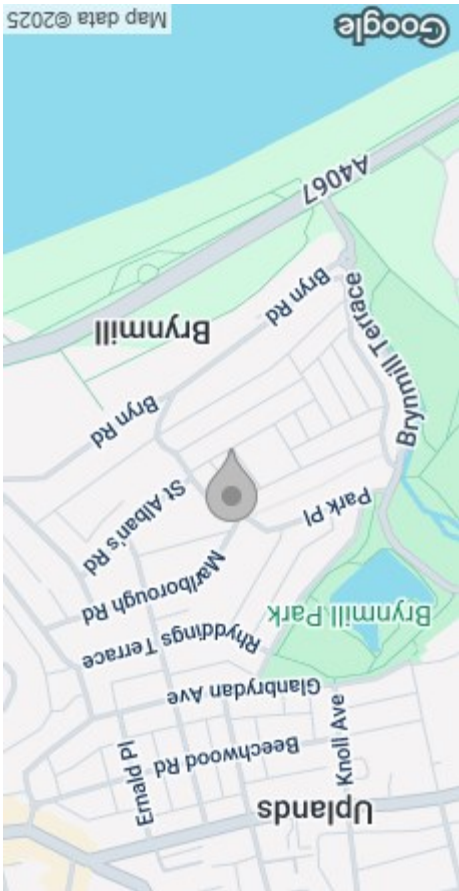


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



13a & 13b Trafalgar Place  
Brynmill, Swansea, SA2 0BU  
Asking Price £400,000





GENERAL INFORMATION

HMO PROPERTY LICENESED TO 2029 SOLD WITH TENANTS INSITU.  
Dawsons are delighted to offer for sale this lapsed HMO property with a self contained flat set in the desirable area of Brynmill, Swansea.

The property offers an entrance porch, hallway, letting room, shower room, kitchen/dining room with balcony providing Swansea Bay views to the ground floor. To the first floor there is three letting rooms and a shower room. To the second floor there are a further two letting rooms.

To the basement is the self contained flat comprising entrance, kitchen, lounge bedroom 1 with en-suite, bedroom two and a shower room. Externally the property offers a front forecourt and off road parking to rear.

Situated in a sought-after location, this property is in close proximity to Cwmdonkin Park, Singleton Hospital and Swansea University which adds convenience and recreational opportunities. Viewing highly recommended to appreciate what this property has to offer.

FULL DESCRIPTION

HMO PROPERTY

Ground Floor

Entrance Porch

Hallway

Kitchen/Lounge

17'10" x 13'2" (5.46m x 4.02m)

Balcony with Swansea Bay Views

Shower Room

Letting Room 1

10'4" x 10'2" (3.15m x 3.12m)

First Floor

Landing

Letting Room 2

11'7" x 13'0" (3.55m x 3.98m)

Letting Room 3

13'3" x 8'10" (4.04m x 2.70m)

Letting Room 4

9'9" x 7'5" (2.98m x 2.27m)

Shower Room

Second Floor

Landing



Letting Room 5

16'8" x 9'7" (5.10m x 2.93m)

Letting Room 6

16'8" x 9'1" (5.09m x 2.79m)

Basement Flat

Entrance

Kitchen

9'9" x 5'0" (2.98m x 1.53m)

Lounge

15'8" x 10'1" (4.79m x 3.09m)

Bedroom 1

12'7" x 9'0" (3.86m x 2.76m)

En-Suite

Bedroom 2

13'4" x 7'4" (4.07m x 2.25m)

Shower Room

External

Front Forecourt

Off Road Parking to Rear

Tenure - Freehold

Council Tax Band

13a - E 13b - A

EPC

13a - D 13b - C

Singleton campus: 3 mins cycle, 5 mins drive, 7 mins walk

Bay Campus: 25 mins cycle, 12 mins drive, 6 mins walk to bus stop

Trinity St.David: 13 mins cycle, 12 mins drive, 6 mins walk to bus stop

Services

Mains Gas & Electric

Mains Sewerage

Water - Billed

Broadband - Fibre - Supplier Virgin Media

You are advised to refer to Ofcom checker for mobile signal and coverage.

N.B

Please note the HMO Licence has lapsed on this property, however the vendor is currently in the process of renewing the licence.

Income

13a - £2,542 P.C.M without bills - £3,052 P.C.M Including Bills

13b - £876 P.C.M without bills - £1,196 P.C.M including Bills

