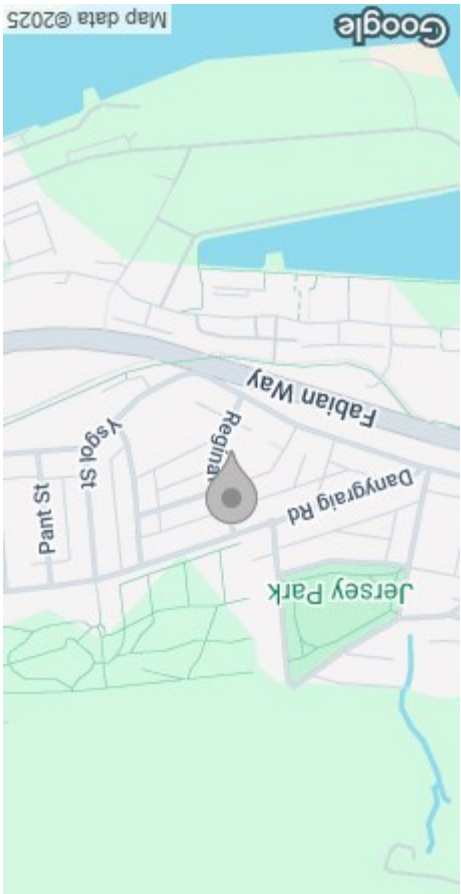


EPC



AREA MAP

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.

While every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other areas are approximate and responsibility is taken by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. This plan is for guidance purposes only and should be used as a guide only. As to the location of the property, the map is given.



GENERAL INFORMATION

Can be bought as a Residential.
Dawsons are pleased to offer for sale this licensed HMO mid-terrace property, ideally located in the sought-after area of Port Tennant, Swansea. Potential Purchase as a residential property as vacant HMO.

The accommodation comprises an entrance porch, hallway, communal lounge, one letting room, and a kitchen on the ground floor. To the first floor, the property offers three further letting rooms and a bathroom.

Externally, the property has an elevated front and garden to rear.

Perfectly positioned for access to Swansea City Centre, Swansea University, the Marina, and the vibrant Copr Bay Development. The property also benefits from excellent transport links via Fabian Way to the M4, as well as close proximity to local schools and amenities.

The property holds a valid HMO licence until 15.03.2026.

An ideal investment opportunity—viewing is highly recommended to appreciate the potential on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Letting Room 1
22'3" x 11'6" (into alcove) (6.8m x 3.51m (into alcove))

Communal Lounge
13'0" x 9'10" (3.98m x 3.0m)

Kitchen
10'5" x 9'6" (3.19m x 2.9m)



First Floor

Landing

Letting Room 2
15'1" (into alcove) x 11'0" (4.6m (into alcove) x 3.36m)

Letting Room 3
11'4" x 8'11" (into alcove) (3.46m x 2.74m (into alcove))

Letting Room 4
9'10" x 8'2" (3.01m x 2.50m)

Bathroom

External

Elevated Front

Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC-D

HMO Until 15.03.2026

Services

Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

