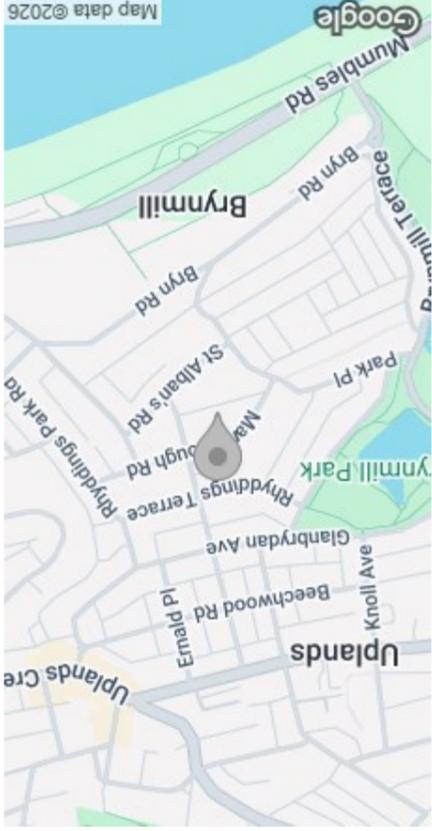


EPC



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 attempt has been made to ensure the accuracy of the floorplans contained therein, measurements, proportions, areas and any other details are approximate and not intended to be used for legal purposes. The vendor, agent and any other person involved in the sale of the property accept no liability for any errors or omissions. This plan is intended to provide a general guide only and should not be used as a basis for any legal proceedings.



FLOOR PLAN



23 Aylesbury Road
 Brynmill, Swansea, SA2 0BS
 Offers Over £225,000

3 Bedrooms, 2 Bathrooms, 2 Living Areas, C

GENERAL INFORMATION

Dawsons are delighted to offer for sale this mid-terrace property, ideally situated in the highly regarded Brynmill area of Swansea.

Currently arranged to suit an HMO layout, the property nevertheless offers excellent potential to be enjoyed as a comfortable residential home. The accommodation comprises an entrance hallway, lounge, kitchen/dining room, inner porch and W.C. to the ground floor. To the first floor there are four rooms and a bathroom, providing flexible living space that could easily be adapted to suit family living or home working.

Externally, the property benefits from a front forecourt and an enclosed rear garden.

Perfectly positioned close to Swansea Bay, Singleton Park, Swansea University, and local amenities, the home also enjoys easy access to the vibrant Uplands Quarter with its popular cafes, bars, and restaurants.

The property benefits from an active HMO licence until June 2028, offering buyers the flexibility to retain it as an investment or reconfigure it as a private residence, subject to any necessary consents.

Viewing is highly recommended to appreciate the versatility, location, and potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception 1

13'1" x 12'8" (3.99m x 3.87m)

Reception 2

11'10" x 10'2" (3.63m x 3.12m)

Kitchen/Dining Room

18'0" x 9'10" (5.49m x 3.02m)

Inner Porch

W.C



First Floor

Landing

Bedroom 1

16'2" x 13'1" (4.93m x 3.99m)

Bedroom 2

11'10" x 9'10" (3.63m x 3.00m)

Bathroom

Bedroom 3

13'5" x 9'10" (4.11m x 3.02m)

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - D

EPC-C

Services

Mains Electric & Electric
Mains Sewerage

Water: Billed

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.

N.B

The property benefits from an active HMO licence until June 2028, offering buyers the flexibility to retain it as an investment or reconfigure it as a private residence, subject to any necessary consents.

