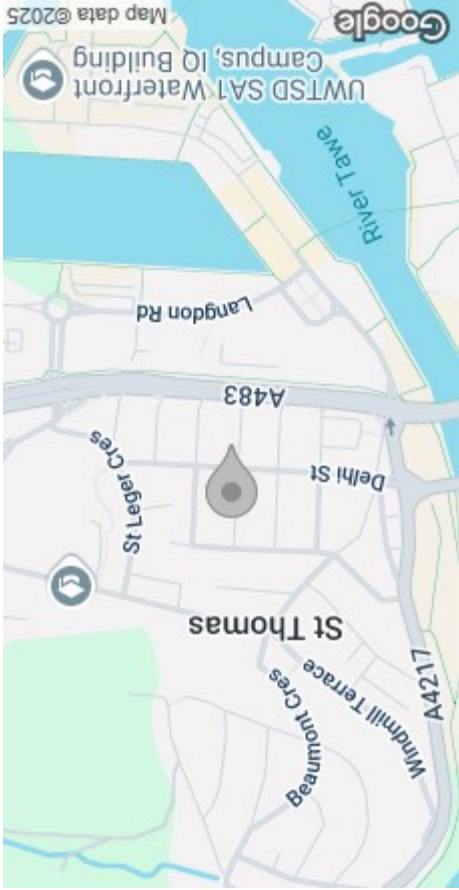


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corridors, rooms and appliances should not be relied upon for any purpose other than as a guide only. The floor plan is for information purposes only and should be used as such by the prospective purchaser. The floor plan, dimensions and appliances shown are not intended to be a guarantee as to the exact dimensions or location of any part of the property.

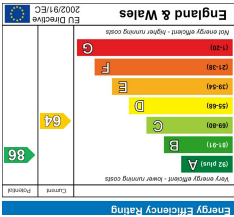


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

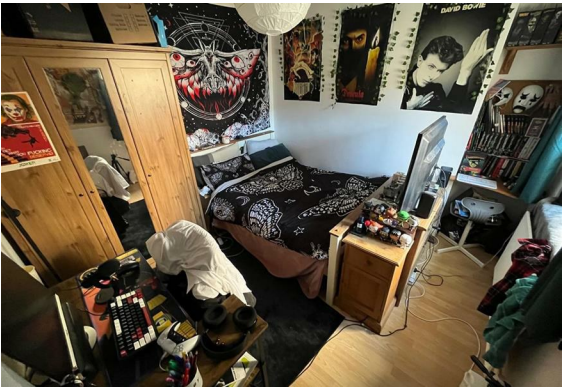
HMO licence until 23.03.2026.
Tenants in situ until end of June 2025.
This end terraced property located in the sought after area of St Thomas, Swansea. The property comprises entrance porch, communal lounge, kitchen and bathroom to the ground floor. To the first floor there are three letting rooms and a w.c.. Externally the property offers an enclosed garden. The property is conveniently located close to local amenities, schools and provides excellent transport links to M4 motorway, Swansea City Centre and Swansea.com Stadium. Ideal investment opportunity.

FULL DESCRIPTION

HMO licence until 23.03.2026. Sold with tenants in situ. This end terraced property located in the sought after area of St Thomas, Swansea. The property comprises entrance porch, communal lounge, kitchen and bathroom to the ground floor. To the first floor there are three letting rooms and a w.c.. Externally the property offers an enclosed garden. The property is conveniently located close to local amenities, schools and provides excellent transport links to M4 motorway, Swansea City Centre and Swansea.com Stadium. Ideal investment opportunity.

Ground Floor

Entrance



Porch

Communal Lounge
20'9" x 17'5" (into alcove)
(6.35m x 5.32m (into alcove))

Kitchen
14'6" x 10'0" (4.42m x 3.05m)

Bathroom

First Floor

Landing

Letting Room 1
17'6" (into alcove) x 10'5"
(5.34m (into alcove) x 3.20m)

Letting Room 2
11'3" (into alcoves) x 10'3"
(3.43m (into alcoves) x 3.13m)

Letting Room 3
11'0" x 10'3" (3.37m x 3.13m)

W.C

External

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - B

Income
£450 Per Room Including Bills

HMO
Licenced until 22.03.2026

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