

AREA MAP



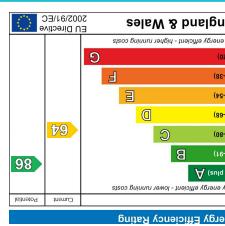
FLOOR PLAN



**47 Balaclava Street**  
St. Thomas, Swansea, SA1 8BR  
Asking Price £160,000



These particulars 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

## 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.