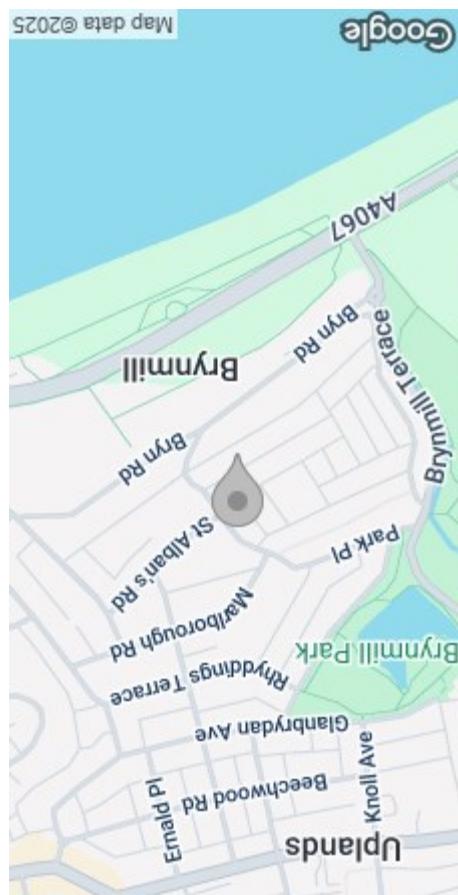


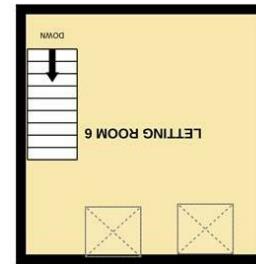
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every care has been taken to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any inaccuracies. The services, fixtures and fittings described have not been tested and no guarantee is given as to their working order. Prospective purchasers should make their own arrangements to inspect the property and no guarantee is given as to the condition of any fixtures, fittings or services. The plan is for illustrative purposes only and should be used as such. Any mention of fixtures, fittings or services does not imply that they are in working order or reasonably fit for their intended purpose. Measurements are approximate and no responsibility is taken for any inaccuracies.

## EPC



## AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

## FLOOR PLAN



14 Malvern Terrace  
Brynmill, Swansea, SA2 0BE  
Asking Price £275,000



## GENERAL INFORMATION

Sold with tenants in situ this HMO-licensed property, valid until 7th January 2028, presents an excellent investment opportunity. The classic mid-terraced home features a well-designed layout, starting with two letting rooms, a cloakroom, a shower room, a kitchen, and a communal area on the ground floor. The first floor offers three additional letting rooms and another shower room, while the second floor includes a further letting room. Outside, the property is complemented by a front forecourt, a rear garden, and a garage. Its prime location puts it within easy reach of Swansea University, the lively Uplands Quarter, Singleton Hospital, and Swansea City Centre making it an excellent investment opportunity. £2283 per month, excluding bills, £2748 including bills.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Cloakroom

#### Shower Room

#### Letting Room 1

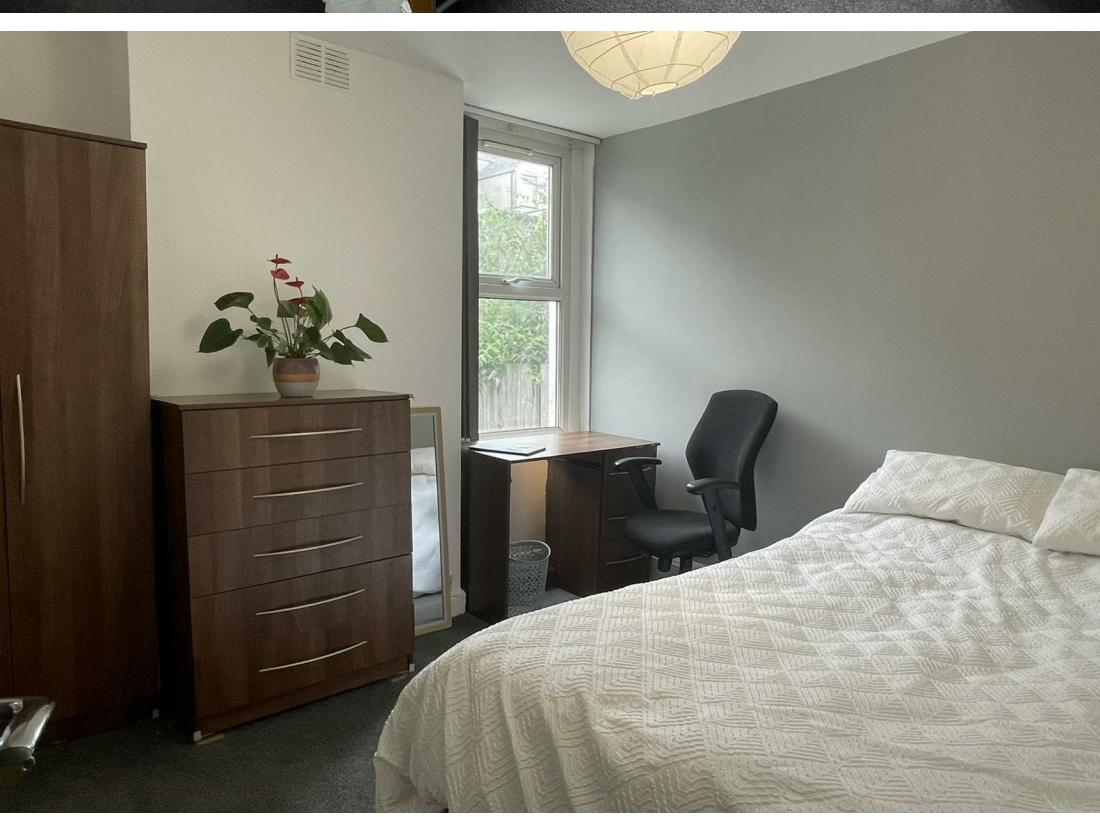
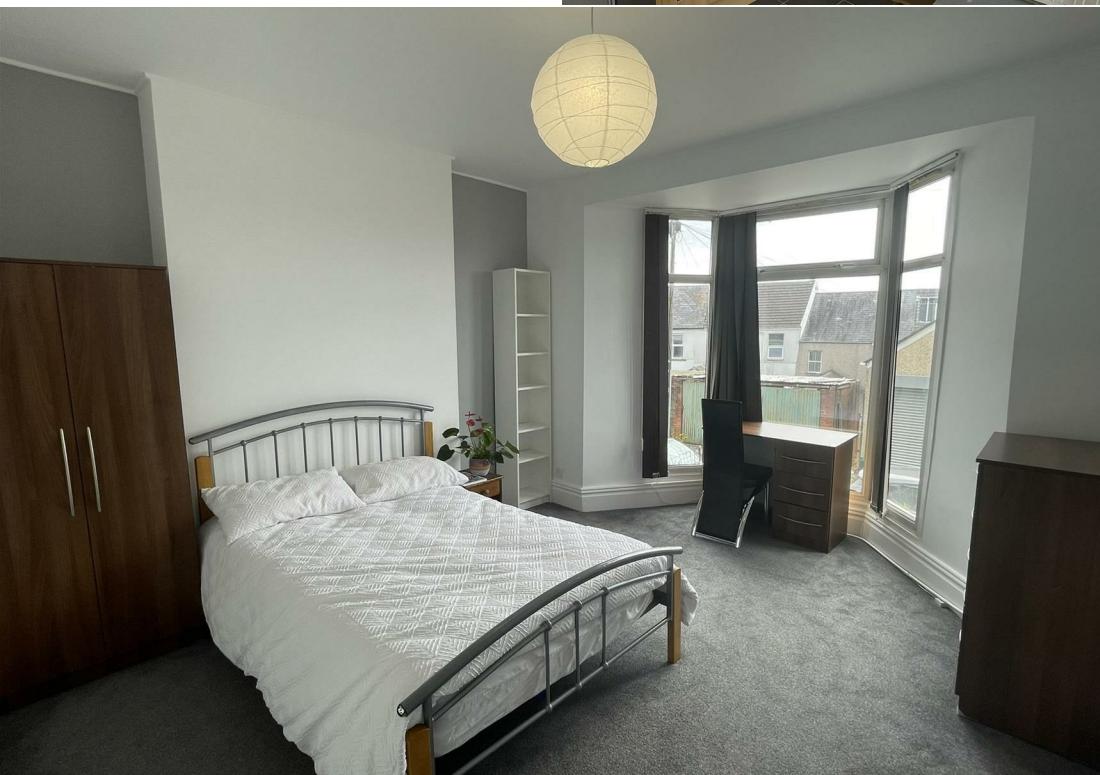
14'11" x 11'6" (4.55m x 3.51m)

#### Letting Room 2

10'11" x 8'11" (3.35m x 2.74m)

#### Communal Room

10'11" x 10'2" (3.35m x 3.12m)



**Kitchen**  
10'0" x 9'1" (3.05m x 2.77m)

### First Floor

#### Landing

**Letting Room 3**  
12'9" x 9'7" (3.91m x 2.93m)

**Letting Room 4**  
11'3" x 9'3" (3.45m x 2.84m)

#### Shower Room

**Letting Room 5**  
10'4" x 9'0" (3.17m x 2.75m)

### Second Floor

**Letting Room 6**  
14'6" x 11'7" (4.42m x 3.54m)

### External

#### Front Forecourt

#### Enclosed Rear Garden

#### Garage

#### Tenure - Freehold

#### Council Tax Band - D

**Income**  
£2,542 P.CM without Bills - £3,052 Including Bills

#### N.B

Singleton campus: 3 mins cycle, 4 mins drive, 7 mins walk  
Bay Campus: 25 mins cycle, 12 mins drive, 5 mins walk to bus stop  
Trinity St.David: 13 mins cycle, 11 mins drive, 5 mins walk to bus stop

#### N.B

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