

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.

