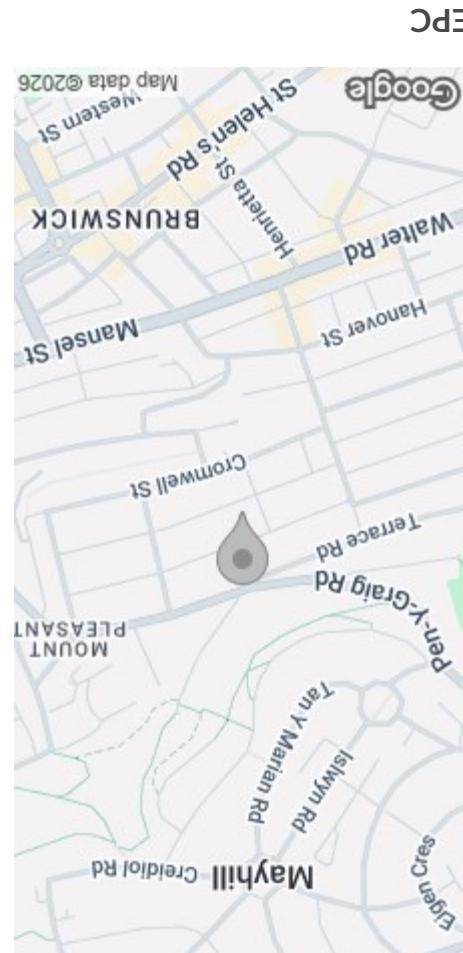


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

EPC



FLOOR PLAN



100 Rhondda Street
Mount Pleasant, Swansea, SA1 6ET
Offers Over £130,000



GENERAL INFORMATION

HMO licensed until 23/02/2026, this property offers an excellent investment opportunity in a highly convenient central Swansea location.

The accommodation comprises an entrance porch, hallway, one letting room, a communal lounge, and kitchen to the ground floor. To the first floor, there are three further letting rooms and a bathroom.

Externally, the property benefits from both a front and rear courtyard.

While the property would benefit from some updating, it presents strong potential for rental income and future capital growth. Alternatively, it may appeal to a purchaser seeking a manageable project. Ideally positioned close to Swansea City Centre, with a wide range of amenities and transport links close by, this property combines location, flexibility, and investment potential.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Letting Room 1

13'8" x 12'4" (4.18m x 3.77m)



Communal Lounge

14'6" x 11'5" (4.42m x 3.50m)

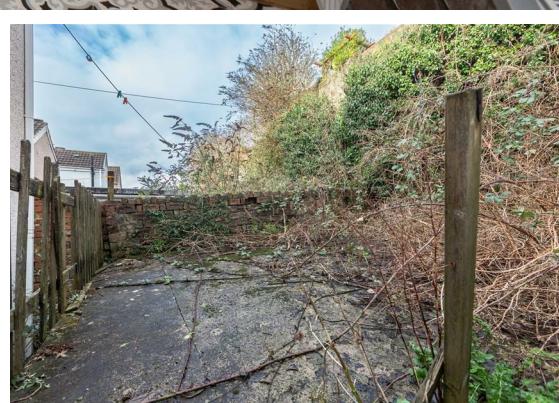


Kitchen

18'8" x 10'4" (5.70 x 3.16m)

First Floor

Landing



Letting Room 2

16'9" x 12'4" (5.12m x 3.77m)

Letting Room 3

11'6" x 11'5" (3.53m x 3.50m)

Letting Room 4

11'5" x 10'4", (3.48m x 3.17m,)

Bathroom

External

Front Forecourt

Rear Courtyard

Tenure - Leasehold

Term: 999 Years
Years Remaining: 962
Ground Rent: £50.00 Per Annum
Rent Review: Yearly

Council Tax Band - C

EPC-E

HMO

Licenced until 23-02-2026

Services

Mains Gas & Electric
Mains Sewerage

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.

