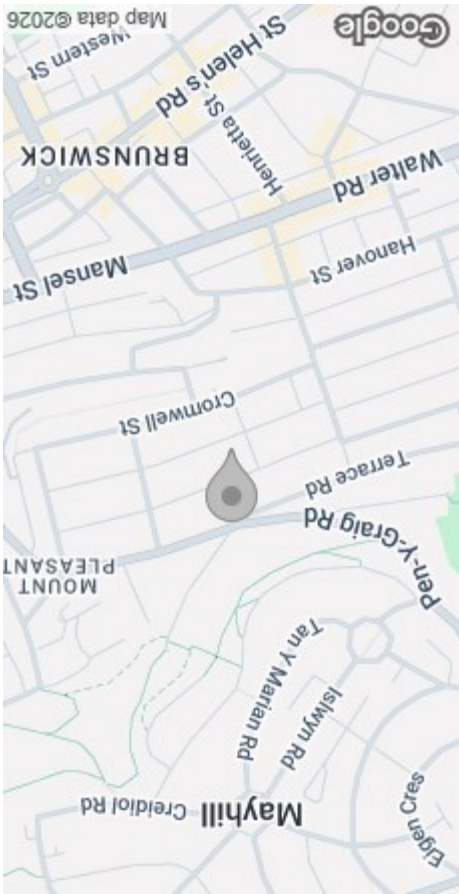


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency in use.

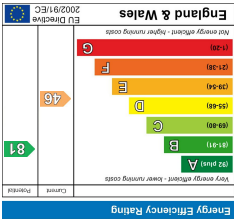


FLOOR PLAN



AREA MAP

EPC



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.

