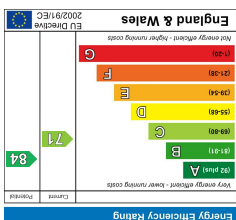


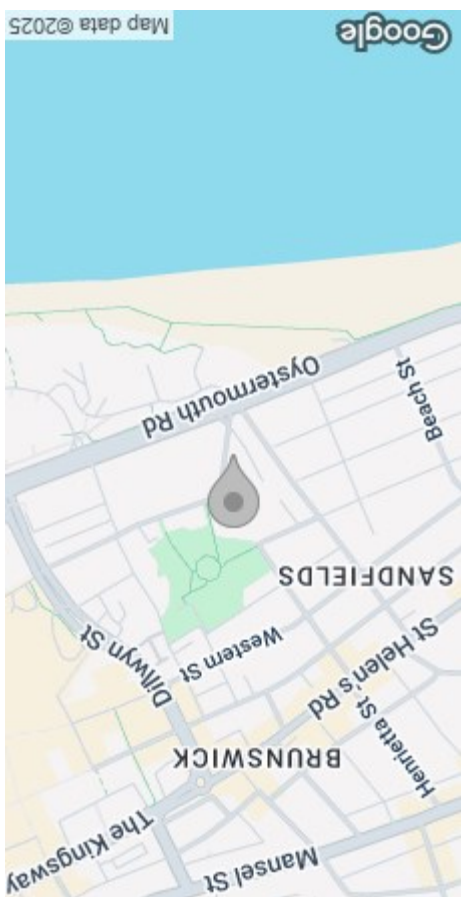
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## EPC



## AREA MAP



## FLOOR PLAN



**5 Glamorgan Street**  
 , Swansea, SA1 3SY  
**Asking Price £260,000**





GENERAL INFORMATION

We are delighted to present this HMO-licensed property in the highly sought-after area of Sandfields, Swansea.

The ground floor comprises an entrance porch, hallway, communal lounge, two letting rooms, w.c., and shower room. To the first floor are four further letting rooms and a shower room.

Externally, the property benefits from an enclosed rear garden.

Perfectly positioned just moments from Swansea City Centre and the vibrant Copr Bay development—with its 3,500-capacity digital arena, new leisure spaces, and restaurants—this property also offers excellent access to Swansea Beach, Swansea University, Singleton Hospital, and strong transport links.

HMO Licence valid until 09.04.2027 – presenting a superb investment opportunity with immediate rental income in a high-demand location. Alternatively, should a purchaser wish to use the property as a residential home, the vendor is willing to remove the HMO fixtures.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Communal Lounge

11'5" x 7'10" (into alcove)  
(3.50m x 2.40m (into alcove))

Letting Room 1

11'5" (into alcove) x 10'9" (3.5m  
(into alcove) x 3.30m )

Letting Room 2

12'5" x 9'6" (3.8m x 2.9m)

Kitchen/Dining Room

24'11" x 17'7" x 13'3" (7.62m x  
5.38m x 4.04m)



W.C

Shower Room

First Floor

Landing

Letting Room 3

9'2" x 9'2" (2.81m x 2.80m)

Letting Room 4

12'5" x 9'7" (into alcove) (3.80m x  
2.94m (into alcove))

Letting Room 5

11'9" (into alcove) x 10'0" (3.60m  
(into alcove) x 3.05m)

Letting Room 6

12'1" (into alcove) x 10'0" (3.70m  
(into alcove) x 3.05m)

Shower Room

External

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC-C

HMO Licenced Until 07.04.2027

Services

Mains Gas & Electric  
Mains Sewerage

Water: Metered

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.

