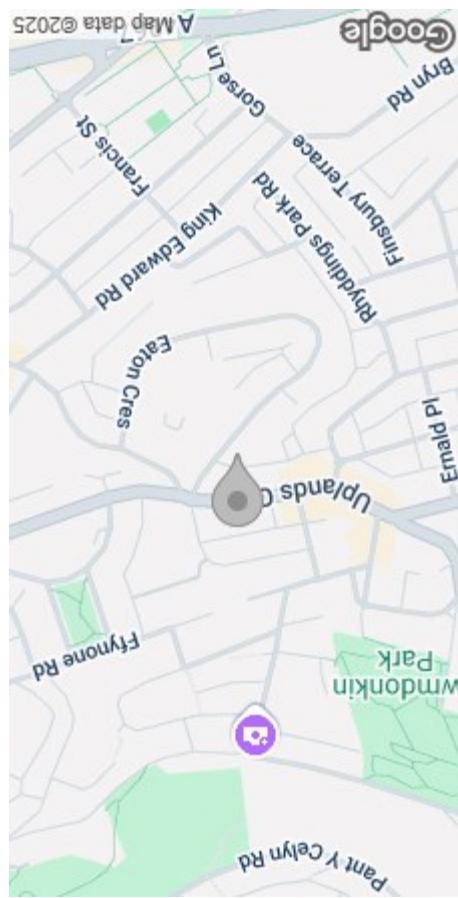


These particular, whilst believed to be set out as a general outline only for guidance and do not constitute any part of an offer or contract, Interdring Purchasers should note that statements of representation of fact, but must satisfy themselves by inspection of otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



FLLOOR PLAN



8 Eaton Crescent Uplands, Swansea, SA1 4QJ

Asking Price £300,000



DAWSONS
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GENERAL INFORMATION

Mid-terrace property arranged over three floors, offering an excellent investment opportunity with no onward chain in a very desirable location. The property is split into two self-contained flats.

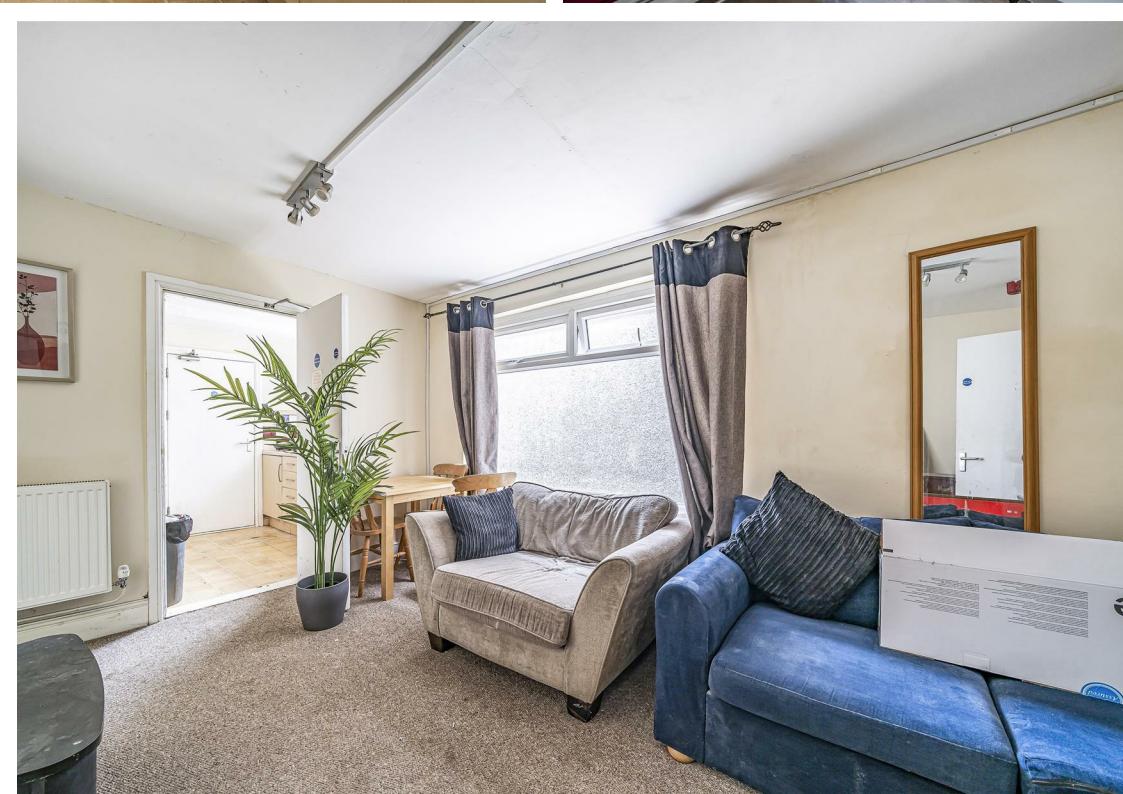
Ground Floor Flat (Flat 8a): Comprising two bedrooms, a lounge, a fitted kitchen, a bathroom, and a separate W.C.

Maisonette (Flat 8b): Spread over two floors, featuring four bedrooms, a fitted kitchen, and two shower rooms.

Additional benefits include majority uPVC double glazing, gas central heating, an enclosed rear garden, and a single garage. The property is ideally situated near Swansea University and local amenities, making it attractive to students.

Currently licensed as an HMO until 04/08/2027, both flats are let to students, generating a rental income of £2,000 per month (£400 per room, bills excluded). EPC ratings for both flats: D.

Viewing is highly recommended.



Inner Porch
Bathroom
Separate W.C
First Floor Flat
Hallway
Letting Room 3
18'0" x 12'7" (5.49m x 3.86m)
Letting Room 4
12'4" x 11'3" (3.76m x 3.45m)
Shower Room
Shower Room
Communal Kitchen/Dining Room
12'11" x 10'7" (3.96m x 3.25m)
Second Floor
Landing
Letting Room 5
18'0" x 12'7" (5.49m x 3.86m)
Letting Room 6
12'4" x 10'11" (3.78m x 3.35m)
External
Front Forecourt
Enclosed Rear Garden
Garage
Tenure - Freehold
Council Tax Band - C for both flats
N.B
You are advised to refer to Ofcom checker for mobile signal and coverage.

