



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.

FULL DESCRIPTION

Communal Entrance

Communal Hallway

Ground Floor Flat

Entrance

Hallway

Letting Room 1

12'5" x 12'5" (3.81m x 3.81m)

Letting Room 2

13'1" x 11'5" (max) (4.01m x 3.48m (max))

Communal Lounge

15'7" x 10'11" (4.75m x 3.35m)

Kitchen

11'1" x 8'2" (3.40m x 2.49m)



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.

