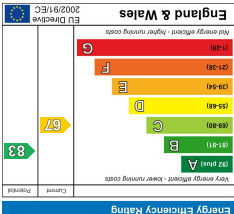
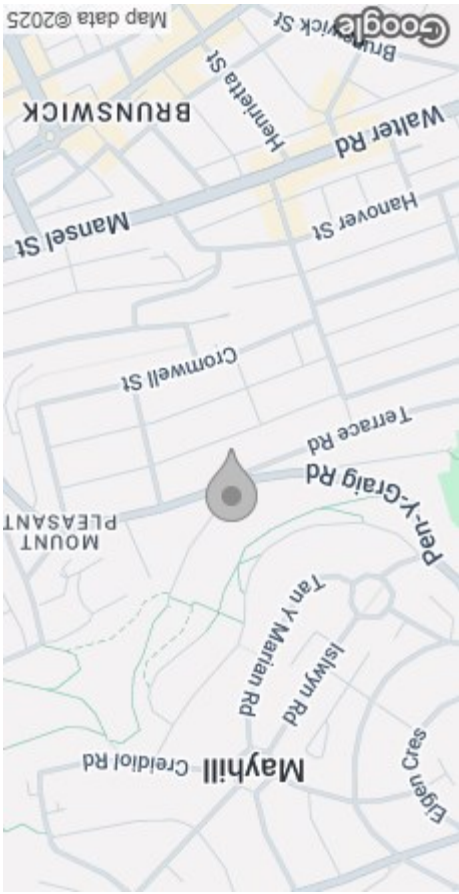


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



90 Norfolk Street
Mount Pleasant, Swansea, SA1 6JE
Asking Price £190,000



GENERAL INFORMATION

We are delighted to offer for sale this licensed HMO mid-terrace property, ideally located in the popular Mount Pleasant area of Swansea. Currently generating an annual income of £29,580, this property presents an excellent investment opportunity.

Set over two floors, the accommodation comprises four letting rooms. Letting Rooms 1 and 2 each benefit from private en-suite shower rooms, while Letting Rooms 3 and 4 both enjoy their own allocated en-suite bathrooms located just outside the rooms for exclusive use.

Externally, the property features a front forecourt and an enclosed rear garden, providing low-maintenance outdoor space.

Situated within close proximity to Swansea City Centre, Swansea University, local amenities, and excellent transport links, the property appeals to both student and professional tenants.

The HMO licence is valid until 20/03/2028, offering security and compliance for prospective landlords. Early viewing is highly recommended to appreciate the layout, quality, and rental potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Letting Room 1

14'4" (into bay) x 12'0" (max)
(4.37m (into bay) x 3.68m (max))

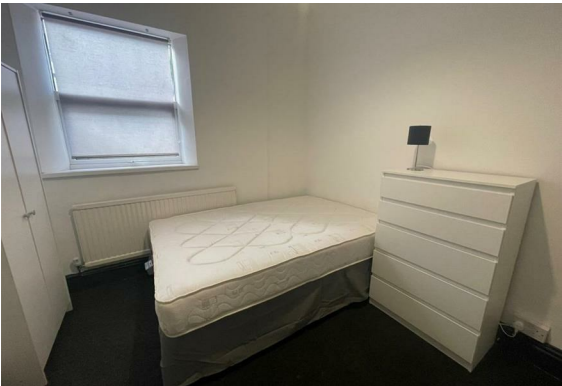
En-Suite Shower Room

Letting Room 2

15'10" (max) x 8'9" (max)
(4.83m (max) x 2.67m (max))

En-Suite Shower Room

Open Plan Communal
Lounge/Kitchen



Communal Lounge Area

13'6" x 9'11" (into alcove)
(4.12m x 3.04m (into alcove))

Kitchen Area

9'5" x 8'0" (2.89m x 2.44m)

First Floor

Landing

Letting Room 3

15'7" (into alcove) x 11'0"
(4.76m (into alcove) x 3.37m)

Allocation En-Suite Bathroom

Letting Room 4

11'8" x 9'10" (into alcove)
(3.56m x 3.02m (into alcove))

Allocated En-suite Bathroom

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC-D

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.

HMO

Licensed until 20.03.2028

Income

£2,595 Per Calendar Month

