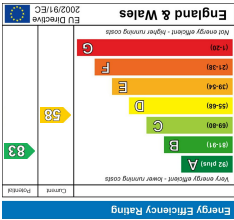


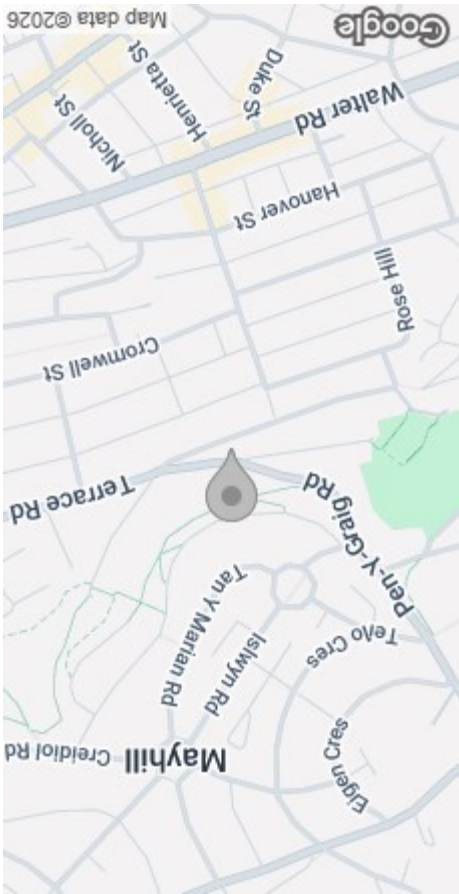


11 Walter Road, Swansea, SA1 5NF
T 01792 646060 E sw@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

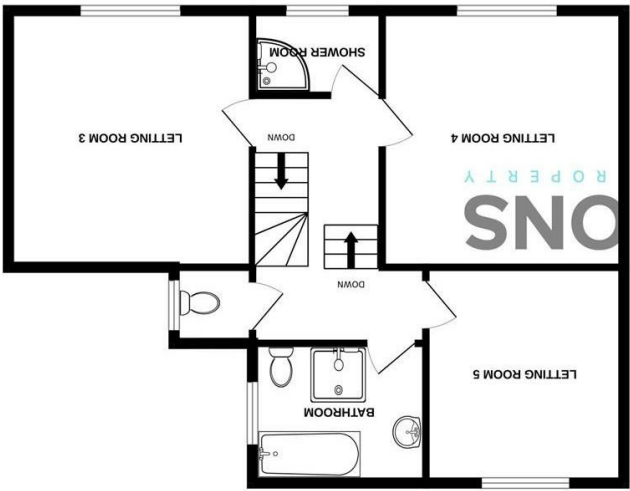
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



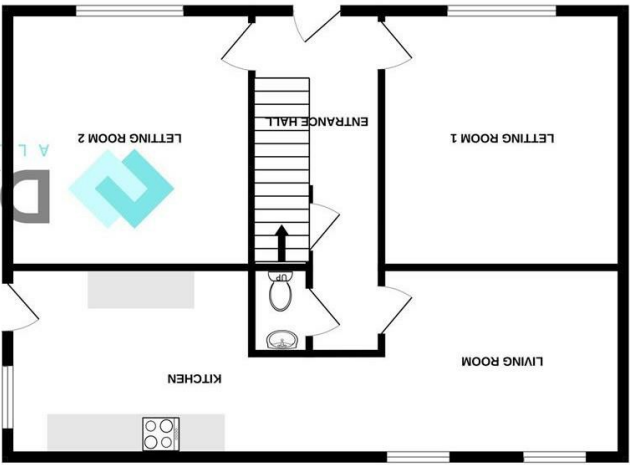
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



58 Terrace Road
Mount Pleasant, Swansea, SA1 6HU
Asking Price £150,000



GENERAL INFORMATION

We are delighted to offer for sale this well-appointed House in Multiple Occupation (HMO), ideally positioned in the popular area of Mount Pleasant, Swansea. Sold with tenants in situ, this semi-detached property presents a ready-made income-generating opportunity for investors. The accommodation is arranged over two floors and comprises:

Ground Floor: Entrance hallway, two letting rooms, cloakroom, communal lounge, and a shared kitchen.
First Floor: Three further letting rooms, a bathroom, a shower room, and a separate W.C.

Externally, the property is elevated with a walkway and steps leading to the front entrance. A tiered rear garden offers outdoor space suitable for relaxation or social use.

The location benefits from excellent access to local amenities, schools, and public transport links, including Swansea City Centre, Swansea Train Station, Swansea University, Mumbles, and Singleton Hospital.

HMO Licence Expiry: 26/02/2030

This is a fantastic investment opportunity in a high-demand rental area. Early viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Letting Room 1
13'5" x 12'8" (4.11m x 3.88m)

Letting Room 2
13'4" x 12'10" (4.08m x 3.92m)

Cloakroom

Communal Lounge Opening to:
13'3" x 9'11" (4.06m x 3.03m)

Kitchen
15'7" x 6'9" (4.75m x 2.06m)



First Floor

Landing

Letting Room 3
13'5" x 12'10" (4.09m x 3.92m)

Letting Room 4
13'6" x 12'7" (4.12m x 3.86m)

Letting Room 5
11'4" x 10'5" (3.47m x 3.18m)

Bathroom

W.C

Shower Room

External

Elevated With Walkway & Steps
up to Front Door

Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - D

N.B

You are advised to refer to Ofcom
checker for mobile signal and coverage.

HMO

HMO Licence Expiry: 26/02/2030