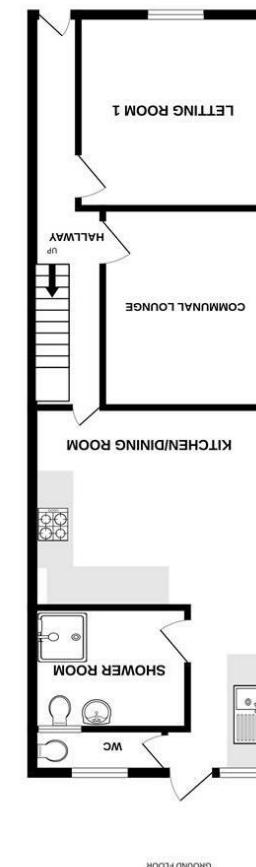
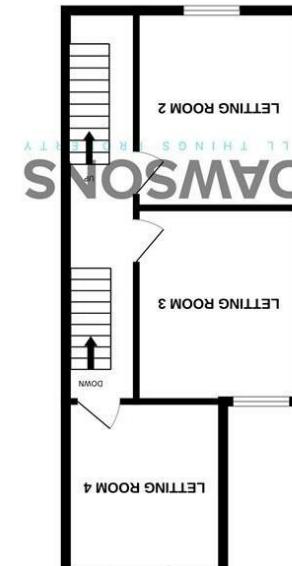




These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN



1 De Breos Street
Brynmill, Swansea, SA2 0BY
Asking Price £250,000



GENERAL INFORMATION

Sold with tenants in situ this HMO-licensed end-terrace property, valid until 26th October 2027, offers a remarkable investment opportunity. Bringing in £25,500 per Annum excluding bills.

The thoughtfully designed layout features a welcoming ground floor with one letting room, a cloakroom, a shower room, a kitchen, and a communal area. On the first floor, you'll find three additional letting rooms, while the second floor includes another letting room to maximize rental potential. Outside, the property is enhanced by a charming front forecourt and a lovely rear patio garden, ideal for outdoor gatherings. Its prime location provides easy access to Swansea University, the bustling Uplands Quarter, Singleton Hospital, and Swansea City Centre, making it an attractive choice for investors seeking a valuable rental property.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Letting Room 1

11'5" x 11'1" (3.48m x 3.40m)

Communal Lounge

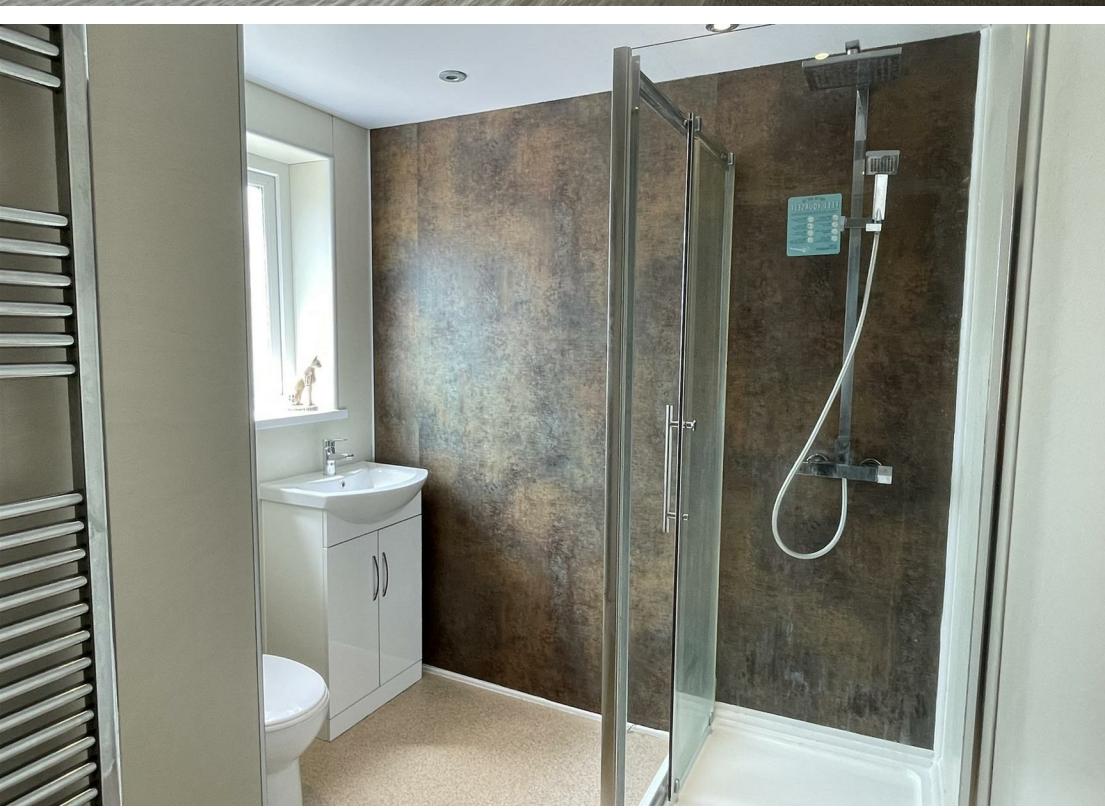
11'8" x 9'8" (3.58m x 2.96m)

Kitchen/Dining Room

11'8" x 15'3" (max) (3.56m x 4.67m (max))

Shower Room

W.C



First Floor

Landing

Letting Room 2

11'7" x 9'11" (3.55m x 3.03m)

Letting Room 3

11'5" x 8'8" (3.48m x 2.66m)

Letting Room 4

10'3" x 9'3" (3.14m x 2.83m)

Second Floor

Letting Room 5

12'1" x 10'9" (3.69m x 3.29m)

External

Front Forecourt

Enclosed Rear Patio Garden

Tenure - Freehold

Council Tax Band - D

Income

£1,500 P.C.M without Bills - £1,900

Including Bills

N.B

Singleton campus: 4 mins cycle, 4 mins

drive, 7 mins walk

Bay Campus: 25 mins cycle, 12 mins

drive, 5 mins walk to bus stop

Trinity St.David: 13 mins cycle, 12 mins

drive, 5 mins walk to bus stop

N.B

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