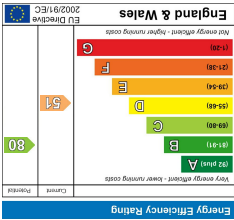
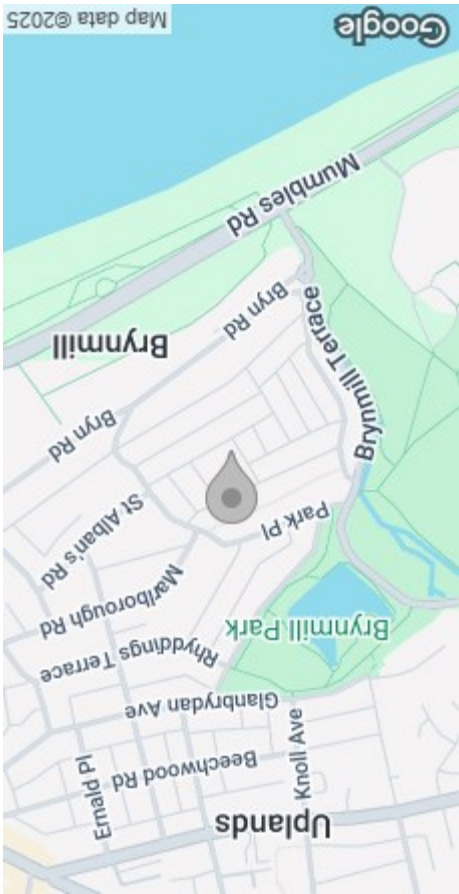




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### EPC



### 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-terraced 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.CM 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.

