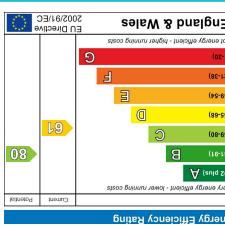
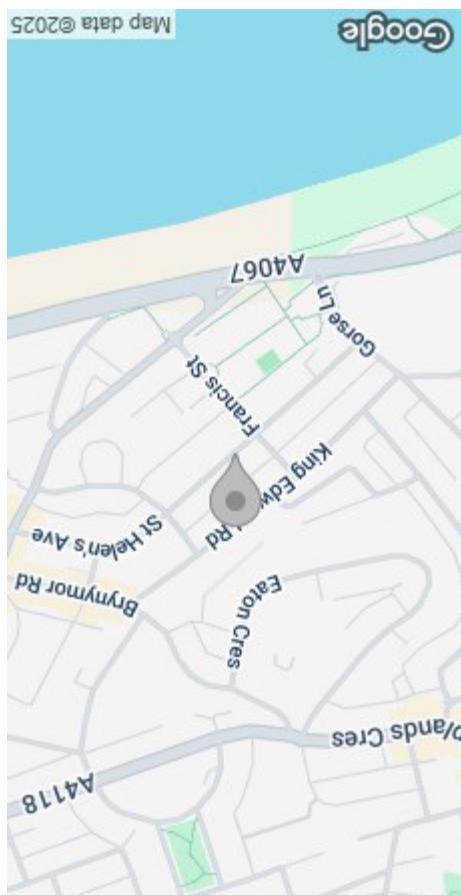




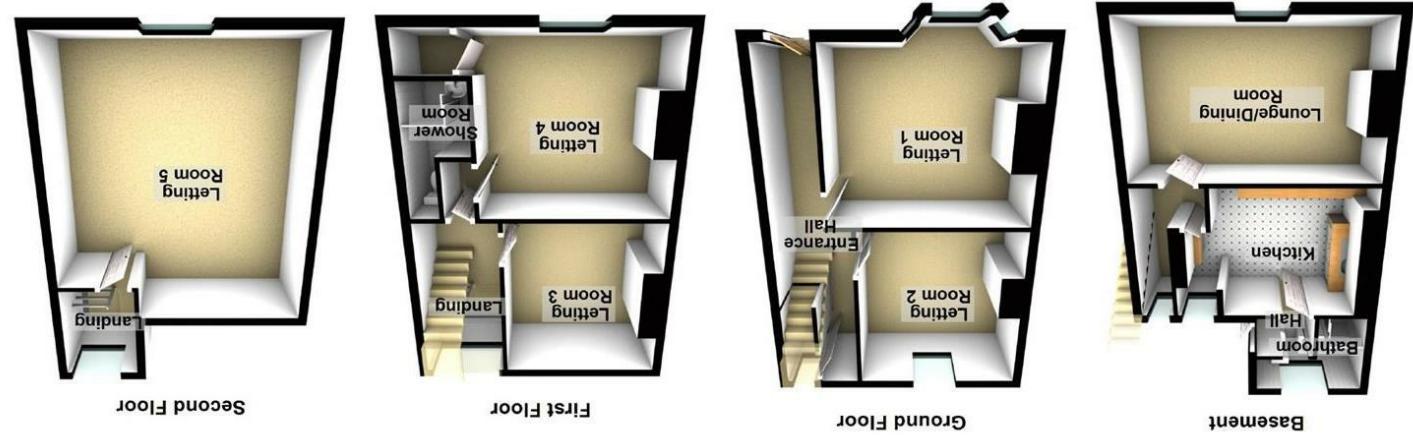
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



## 58 St Helens Avenue

Swansea, SA1 4NF

Asking Price £260,000



DAWSONS  
ALL THINGS PROPERTY

## GENERAL INFORMATION

We are delighted to offer for sale this opportunity to purchase this HMO property situated in the central location of Swansea. The property comprises is set over four floors and comprises of five letting rooms, lounge/dining room, kitchen, bathroom, and shower room. Externally the property offers a front forecourt and a patio garden to rear. The property is in superb location to Swansea City Centre, Swansea University, Swansea Bay, the vibrant Uplands quarter and local schools and amenities. Viewing is highly recommended to appreciate all this accommodation has to offer. HMO licence expires 23.03.2027.



## FULL DESCRIPTION

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### Basement

**Communal Lounge/Dining Room**  
14'10" x 10'0" (4.54m x 3.06m)



**Kitchen**  
12'7" (max) x 9'10" (3.85m (max) x 3.00m)

**Hallway**

**Bathroom**

**Ground Floor**

**Entrance Hallway**  
24'4" x 5'4" (max) (7.43m x 1.63m (max))

**Letting Room 1**

**Letting Room 2**  
11'9" x 9'5" (3.60m x 2.89m)

**First Floor**

**Landing**

**Letting Room 3**  
12'2" x 9'4" (3.73m x 2.87m)

**Letting Room 4**  
11'9" x 11'1" (3.60m x 3.40m)

**Shower Room**

**Second Floor**

**Landing**

**Letting Room 5**

**External**

**Front Forecourt**

**Patio Garden to Rear**

**Tenure - Freehold**

**Council Tax Band - D**

**HMO**

Licenced until 23rd March 2027.

**N.B**

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

