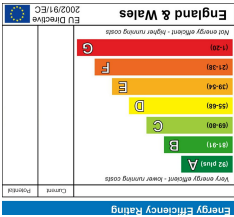


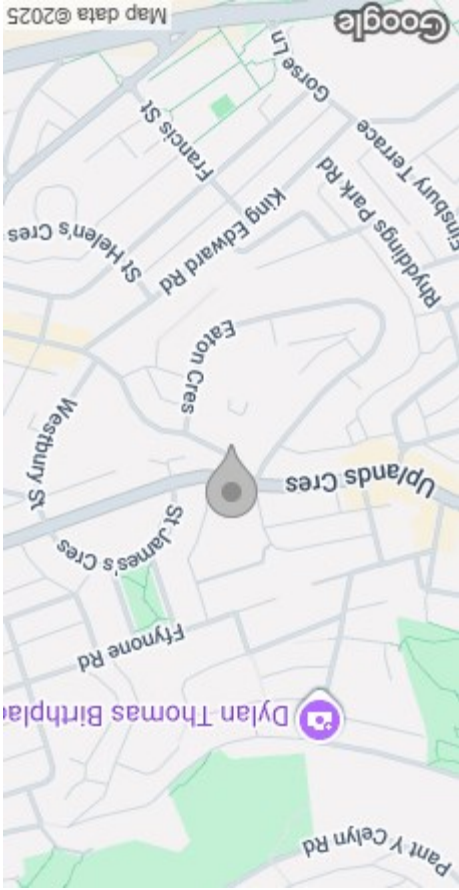
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and responsibility is taken for any error or misstatement. 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.

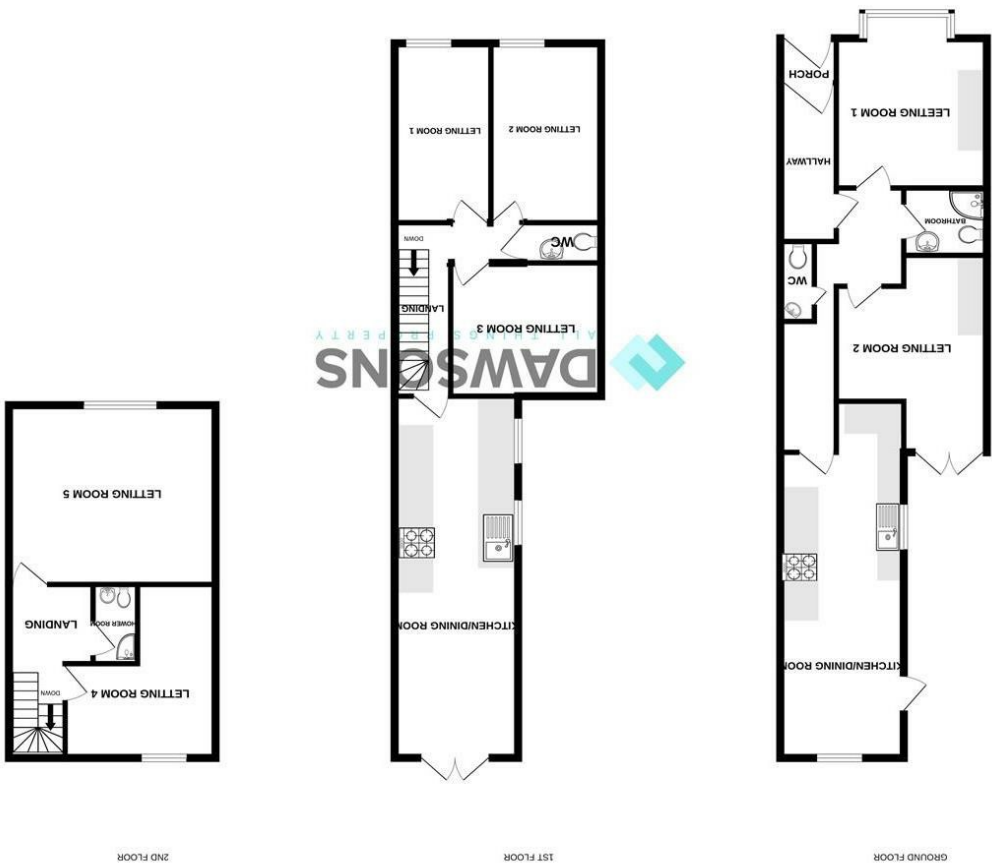
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EPC



AREA MAP



FLOOR PLAN



31a & 31b Bryn Y Mor Crescent
, Swansea, SA1 4QH
Asking Price £350,000



GENERAL INFORMATION

HMO licence currently being renewed. Sold with tenants in situ.

Dawsons are delighted to offer for sale this HMO property set in the highly desirable area of Brynmill, Swansea, generating an annual income of £30,877 (excluding bills).

31a comprises an entrance porch, hallway, cloakroom, two letting rooms, shower room, and kitchen/dining room. Externally, there is a courtyard.

31b offers an entrance hallway, W.C., three letting rooms, and a kitchen/dining room to the ground floor. To the first floor, there are two further letting rooms and a shower room. Externally, there is a decked area.

The property also benefits from two parking spaces to the rear.

Situated in a sought-after location, this property is within close proximity to Cwmdonkin Park, Singleton Hospital, and Swansea University, offering both convenience and strong rental appeal.

Viewing is highly recommended to appreciate the accommodation and investment opportunity this property presents.

FULL DESCRIPTION

31 A Bryn Y Mor Crescent (ground floor)

Ground Floor Porch

Hallway

Cloakroom

Letting Room 1

11'0" (into alcove) x 10'9" (3.37m (into alcove) x 3.3m)

Shower Room

Letting Room 2

14'5" x 10'5" (4.40m x 3.20m)

Kitchen/Dining Room

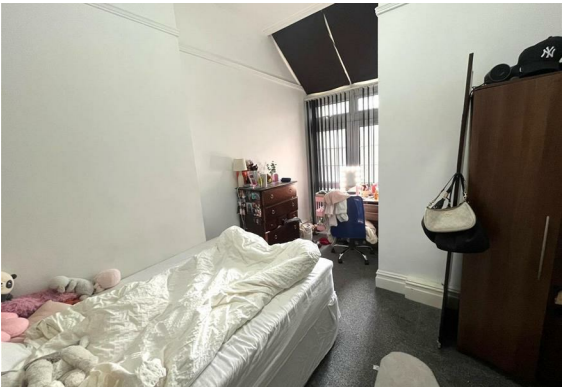
26'0" x 10'2" (7.93m x 3.12m)

External

Rear Courtyard

31b Bryn Y Mor Road (first floor)

Entrance Hallway



Letting Room 1
13'1" x 7'5" (4.0m x 2.28)

Letting Room 2
13'1" 10'0" (into alcove) (4.0m 3.07m (into alcove))

W.C

Letting Room 3
10'9" x 9'9" (3.30m x 2.98m)

Kitchen/Dining Room
22'11".229'7" x 10'3" (7..70m x 3.13m)

Second Floor

Letting Room 4
13'9" x 10'9" (4.201m x 3.30m)

Letting Room 5
13'1" x 15'2" (4.00m x 4.63m)

Shower Room

External

Decked Area

Two Parking Spaces to Rear

Tenure - Leasehold
Term 120 Years with 100 years remaining.

The vendors are the freeholders and this will be passed on to the new purchaser.

Council Tax Band - D
EPC - D (for both flats)

HMO
The vendors are currently in the process of renewing the licence.

Services
Mains Gas & Electric
Mains Sewerage

Water: Billed

"Broadband – The current supplier is (Virgin Media). The broadband type is Fibre

"Mobile - There are no known issues with mobile coverage .

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

