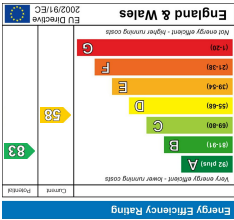


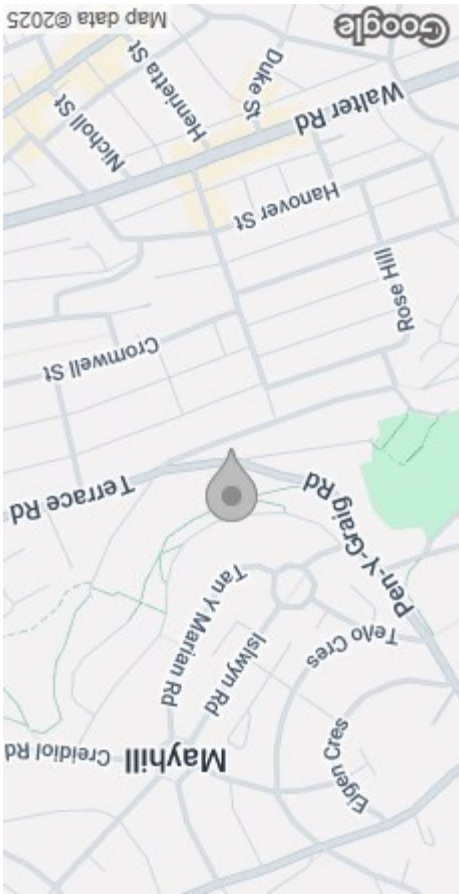


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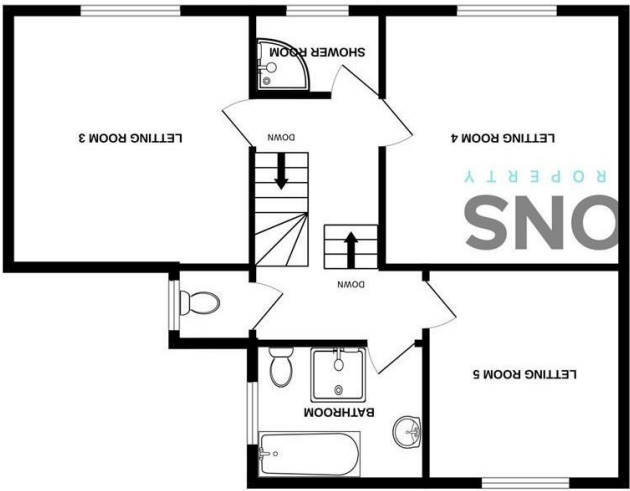
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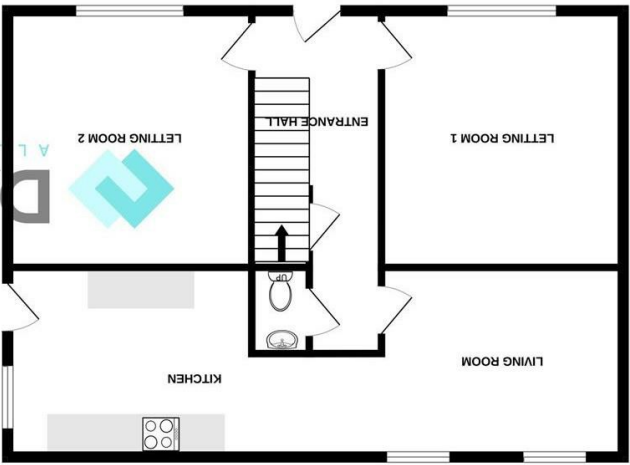
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



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