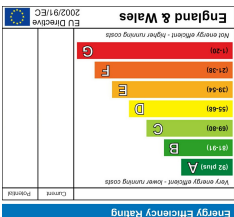
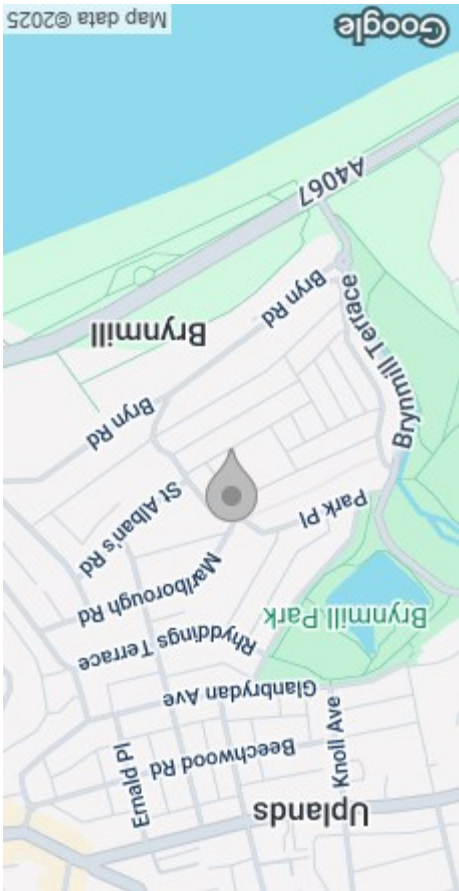


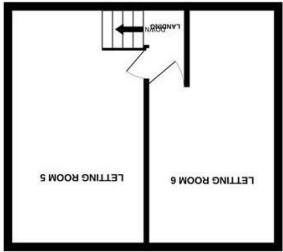
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



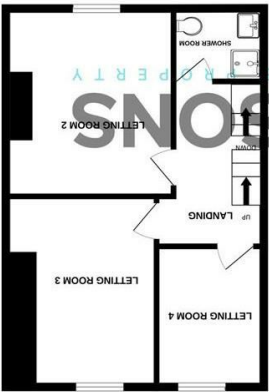
EPC



AREA MAP



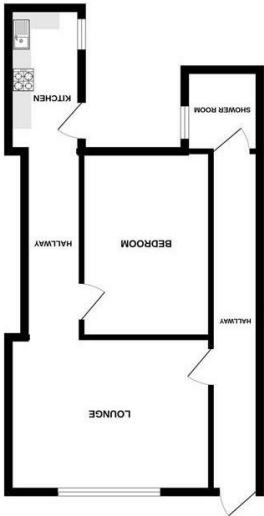
14A 1ST FLOOR



14A 1ST FLOOR



14A GROUND FLOOR



FLAT 14B

FLOOR PLAN



14a & 14b Trafalgar Place

Brynmill, Swansea, SA2 0BU

Asking Price £375,000



GENERAL INFORMATION

HMO PROPERTY LICENCED UNTIL 2TH APRIL 2028.
SOLD WITH TENANTS INSITU.
Dawsons are delighted to offer for sale HMO property with a self contained flat set in the desirable area of Brynmill, Swansea. Yearly income excluding bills £33,594

The property offers an entrance porch, hallway, letting room, shower room, kitchen/dining room with balcony providing Swansea Bay views to the ground floor. To the first floor there is three letting rooms and a shower room. To the second floor there are a further two letting rooms.

To the basement is the self contained flat comprising entrance hallway, lounge, inner hallway, kitchen, bedroom a shower room. Externally the property offers a front forecourt and off road parking to rear.

Situated in a sought-after location, this property is in close proximity to Cwmdonkin Park, Singleton Hospital and Swansea University which adds convenience and recreational opportunities. Viewing highly recommended to appreciate what this property has to offer.

FULL DESCRIPTION

HMO PROPERTY

Ground Floor

Entrance Porch

Hallway

Kitchen/Lounge

17'10" x 13'2" (5.46m x 4.02m)

Balcony with Swansea Bay Views

Shower Room

Letting Room 1

10'4" x 10'2" (3.15m x 3.12m)

First Floor

Landing

Letting Room 2

11'7" x 13'0" (3.55m x 3.98m)

Letting Room 3

13'3" x 8'10" (4.04m x 2.70m)

Letting Room 4

9'9" x 7'5" (2.98m x 2.27m)



Shower Room

Second Floor

Landing

Letting Room 5

16'8" x 9'7" (5.10m x 2.93m)

Letting Room 6

16'8" x 9'1" (5.09m x 2.79m)

Basement Flat

Entrance Hallway

Lounge

14'1" x 12'6" (4.30m x 3.83m)

Hallway

Kitchen

9'11" x 5'1" (3.04m x 1.55m)

Bedroom

12'11" x 6'7" (3.94m x 2.01m)

Shower Room

Front Forecourt

Off Road Parking to Rear

Tenure - Freehold

Council Tax Band

14a - E 14b - A

EPC

14a - D 14b - C

Singleton campus: 3 mins cycle, 5 mins drive, 7 mins walk
Bay Campus: 25 mins cycle, 12 mins drive, 6 mins walk to bus stop
Trinity St.David: 13 mins cycle, 12 mins drive, 6 mins walk to bus stop

Services

Mains Gas & Electric
Mains Sewerage
Water - Billed

Broadband - Fibre - Supplier Virgin Media

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

Income

14a - £2,542 P.C.M without bills - £3,052 P.C.M Including Bills

14b - £555 P.C.M without bills

