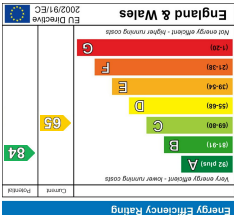
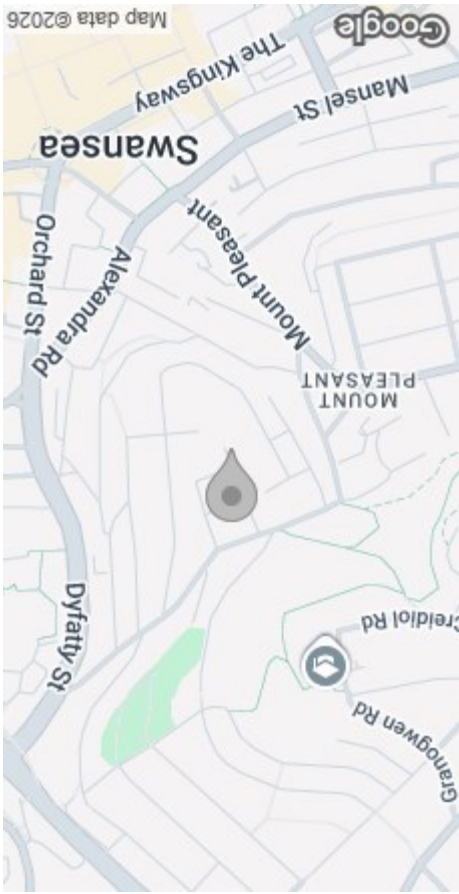


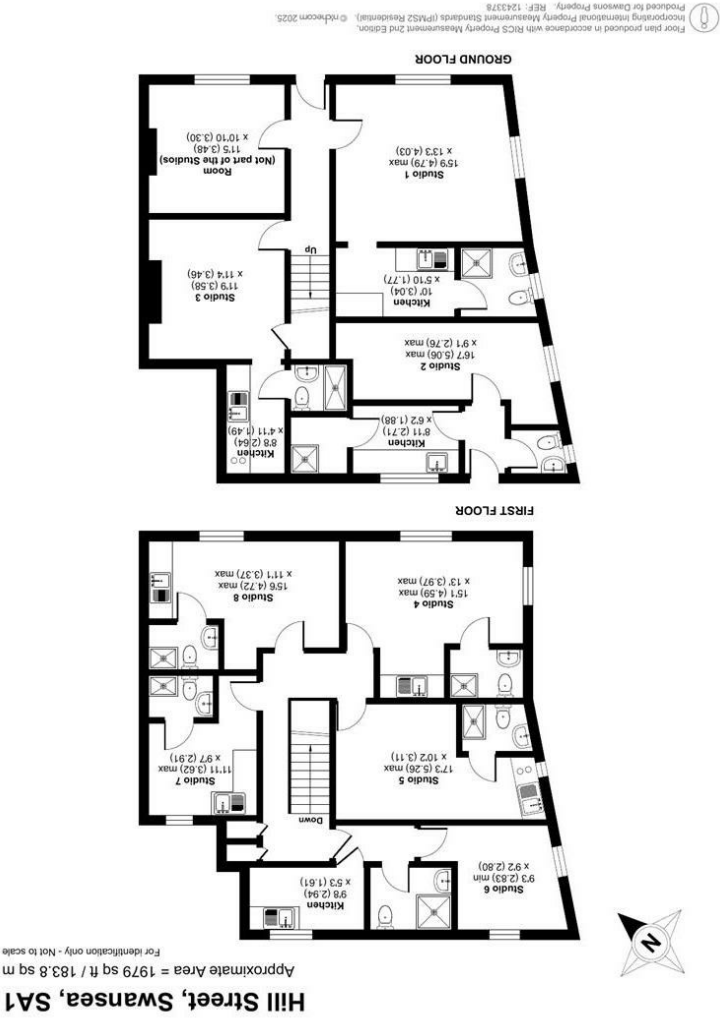
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### FLOOR PLAN





GENERAL INFORMATION

We offer for sale the end terrace HMO property situated in the popular location of Mount Pleasant, Swansea. This property is split into 8 self contained studio flat. Its convenient location offers easy access to a variety of local amenities and schools, as well as excellent transport links to Swansea City Centre, Swansea Train Station, Swansea University, Mumbles, and Singleton Hospital. The HMO license is currently valid until 3rd May 2028. This property presents an excellent investment opportunity in a thriving area of Swansea. For further inquiries or to schedule a viewing, please contact us.

FULL DESCRIPTION

Ground Floor

Communal Entrance

Communal Hallway

Room  
11'5" x 10'9" (3.48m x 3.30m)

Studio 1  
15'8" (max) x 13'2" (4.79m (max) x 4.03m)

Kitchen  
9'11" x 5'9" (3.04m x 1.77m)

Shower Room

Studio 2  
16'7" (max) x 9'0" (max) (5.06m (max) x 2.76m (max))

Kitchen  
8'10" x 6'2" (2.71m x 1.88m)



Shower Room

W.C

Studio 3  
11'8" x 11'4" (3.58m x 3.46m)

Kitchen  
8'7" x 4'10" (2.64m x 1.49m)

Shower Room

First Floor

Hallway

Studio 4  
15'0" (max) x 13'0" (max) (4.59m (max) x 3.97m (max))

Shower Room

Studio 5  
17'3" (max) x 10'2" (5.26m (max) x 3.11m)

Studio 6  
9'3" (min) x 9'2" (2.83m (min) x 2.80m)

Kitchen  
9'7" x 5'3" (2.94m x 1.61m)

Shower Room

Studio 7  
11'10" (max) x 9'6" (3.62m (max) x 2.91m)

Shower Room

Studio 8  
15'5" (max) x 11'0" (max) (4.72m (max) x 3.37m (max))

Shower Room

Tenure - Freehold

Council Tax Band - C

HMO  
Licenced Until 3rd May 2028.

N.B

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

