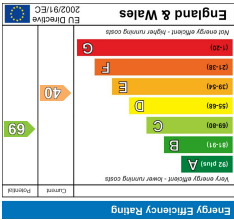


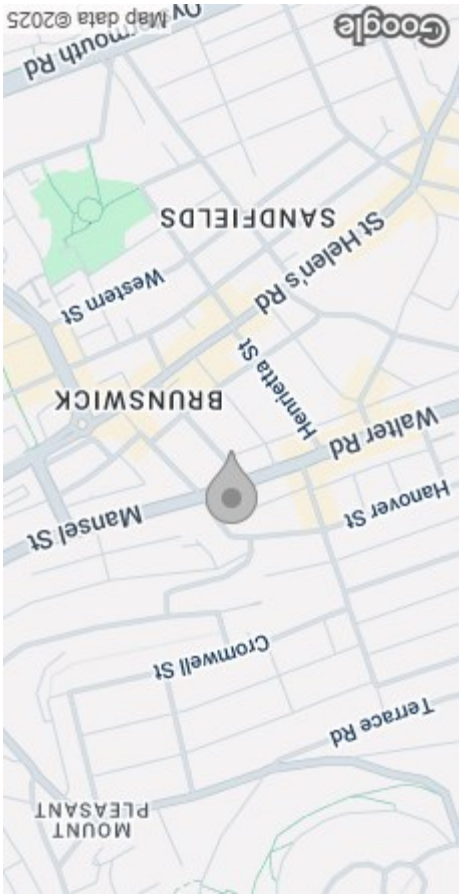
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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.

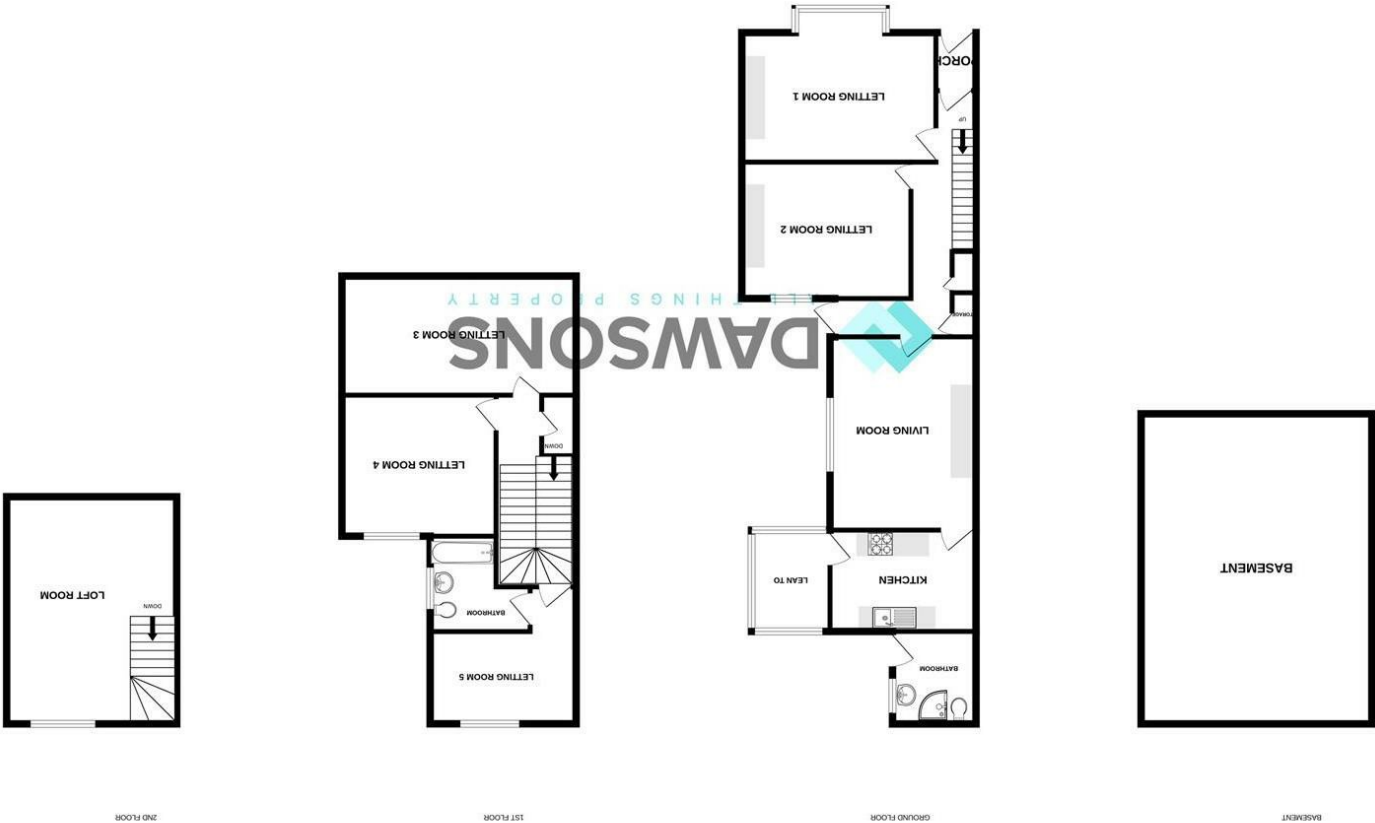
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EPC



AREA MAP



16 Nicholl Street
, Swansea, SA1 4HE
Asking Price £260,000

5 2 2 E

GENERAL INFORMATION

We are pleased to offer for sale this spacious HMO end-terrace property, ideally located in central Swansea, just a short distance from the vibrant City Centre and the exciting new Copr Bay development.

The ground floor accommodation comprises an entrance porch, hallway, two letting rooms, communal lounge, kitchen, lean-to, and bathroom. The basement includes an additional room, while the first floor offers three letting rooms and a bathroom. The second floor provides a loft room.

Externally, the property benefits from a front forecourt and an enclosed rear courtyard.

Perfectly positioned within walking distance of Swansea City Centre, the 3,500-capacity Digital Arena, and a variety of new bars and restaurants, the property also offers excellent transport links to Singleton Hospital, Swansea University, and Swansea Beach.

An ideal investment opportunity. HMO Licence valid until 01.10.2028. Viewing is highly recommended to appreciate its full potential.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Letting Room 1

15'5" (into alcove) x 12'1"
(4.70m (into alcove) x 3.7m)

Letting Room 2

13'5" (into alcove) x 10'9"
(4.09m (into alcove) x 3.30m)

Communal Lounge

15'4" x 11'5" (4.68m x 3.50m)



Kitchen
11'5" x 7'11" (3.50m x 2.43m)

Lean To

Bathroom

Basement
24'8" x 18'0" (7.52m x 5.5m)

First Floor

Landing

Letting Room 3

Letting Room 4
12'2" x 11'1" (3.73m x 3.39m)

Letting Room 5
11'5" x 10'5" (3.50m x 3.20m)

Bathroom

Second Floor

Loft Room

External

Front Forecourt

Enclosed Rear Courtyard

Tenure - Freehold

Council Tax Band - C

EPC-E

HMO Licnced Until 01.10.2028

Services

Mains Gas & Electric
Mains Sewerage

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

