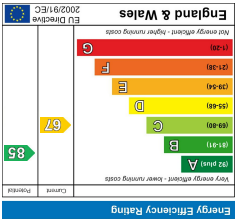
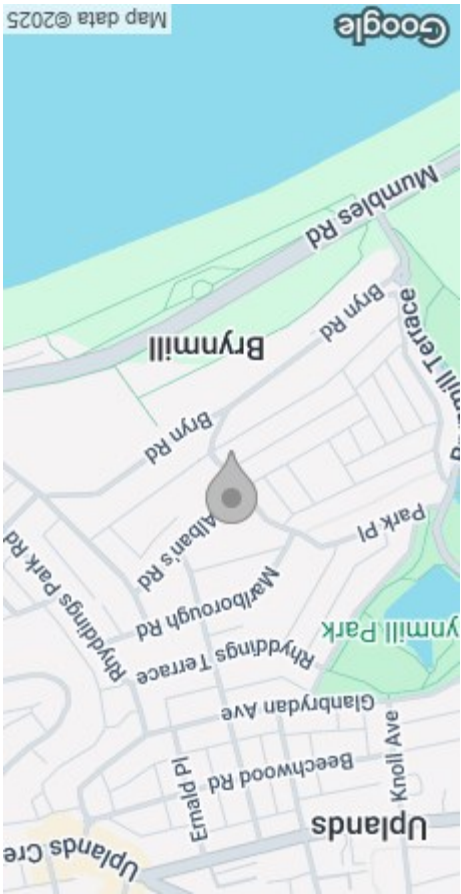


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

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### EPC



### AREA MAP



### FLOOR PLAN



4 Malvern Terrace  
Brynmill, Swansea, SA2 0BE  
Asking Price £230,000

5 2 1 D



GENERAL INFORMATION

An excellent investment opportunity, this mid-terrace property benefits from a current HMO licence valid until 9th November 2026. Ideally located within easy reach of Swansea University, the vibrant Uplands Quarter, Singleton Hospital, and Swansea City Centre, the property is perfectly positioned to attract strong rental demand.

The accommodation comprises:

Ground Floor: Entrance hallway, two letting rooms, two shower rooms., and kitchen/dining room.  
First Floor: Three further letting rooms and a W.C.

Externally, the property offers steps up to the front forecourt, and a courtyard to the rear.

This is a ready-made, income-generating investment in one of Swansea's most sought-after rental locations.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Letting Room 1

12'5" (into alcove) x 11'1"  
(3.80m (into alcove) x 3.40)

Letting Room 2

11'1" x 10'2" (into alcove)  
(3.40m x 3.1m (into alcove))

Kitchen/Dining Room

22'7" x 10'2" (6.90m x 3.10)

Inner Hallway

Shower Room 1



Shower Room 2

First Floor

Landing

Letting Room 3

16'0" (into alcove) x 11'1" (4.90m  
(into alcove) x 3.40m)

Letting Room 4

11'1" x 10'5" (into alcove) (3.40m  
x 3.20m (into alcove))

Letting Room 5

11'9" x 10'2" (3.60m x 3.10m)

W.C

External

Steps upto Front Forecourt

Courtyard to Rear

Tenure - Freehold

Council Tax Band - D

EPC-D

HMO Licenced until 09.11..2026

Services

Mains Gas & Electric  
Mains Sewerage

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

