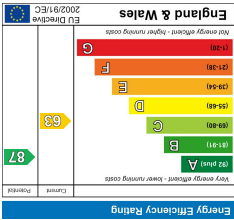


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

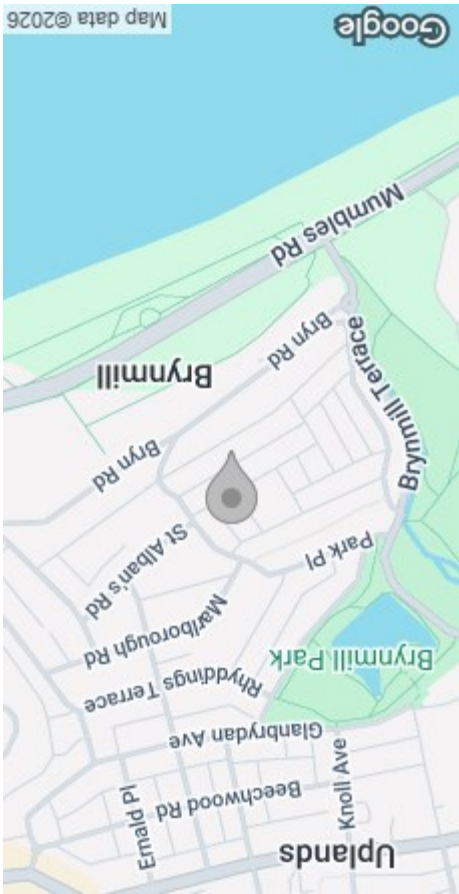
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other items are approximate and responsibility is taken by any prospective purchaser. The plan is for guidance purposes only and should be used as a guide only. It is not intended to be used as a basis for any claim or guarantee.

As to the accuracy of the figures given, no liability is accepted by the firm.

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EPC



AREA MAP



FLOOR PLAN



21 Malvern Terrace
Brynmill, Swansea, SA2 0BE
Asking Price £220,000

5 2 1 D

GENERAL INFORMATION

An excellent investment opportunity, this mid-terrace property benefits from a current HMO licence valid until 17th September 2027. 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 porch, hallway, two letting rooms, W.C., and kitchen/dining room.
First Floor: Three further letting rooms and a shower room.

Externally, the property offers steps up to the front, a decked area to the rear, and a garage.

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

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Letting Room 1

12'5" (into alcove) x 11'5"
(3.80m (into alcove) x 3.50m)

Letting Room 2

11'5" x 10'2" (into alcove)
(3.50m x 3.10m (into alcove))

W.C

Kitchen/Dining Room

20'8" x 10'2" (6.30m x 3.12m)



First Floor

Landing

Letting Room 3

16'0" (into alcove) x 11'5" (4.90m
(into alcove) x 3.50m)

Letting Room 4

11'5" x 9'10" (3.50m x 3.0m)

Letting Room 5

10'2" x 9'10" (3.10m x 3.0m)

Shower Room

Laundry Room

10'9" x 7'2" (3.30m x 2.20m)

External

Steps upto Front

Decked Area to Rear

Garage

Tenure - Freehold

Council Tax Band - D

EPC-D

HMO Licenced until 17.09.2027

Services

Mains Gas & Eklectric
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

