

GENERAL INFORMATION

We are pleased to offer for sale this HMO investment property, currently arranged as two self-contained flats, ideally located in the heart of Swansea City Centre.

The ground floor accommodation comprises an entrance hallway, one letting room, lounge, kitchen, and shower room. The first-floor flat offers a hallway, two letting rooms, kitchen, and shower room, with a further letting room located on the second floor.

Externally, the property benefits from a rear courtyard, providing useful outdoor space.

Perfectly positioned within close proximity to Swansea Train Station, the bus station, and a wide range of city centre amenities, the property is exceptionally well placed for student and professional tenants alike.

The property is sold with tenants in situ and benefits from an HMO licence valid until 03/09/2029, offering a ready-made, fully compliant investment opportunity.

An ideal investment opportunity, with strong rental potential in a central and highly convenient location.

FULL DESCRIPTION

Ground Floor Flat

Entrance

Hallway

Lounge
12'9" x 10'5" (3.90m x 3.20m)

Letting Room 1
12'1" x 9'2" (3.70m x 2.80m)

Kitchen
13'9" x 11'1" (4.20m x 3.40m)

Shower Room

First Floor Flat

Entrance



Hallway

Kitchen
13'9" x 10'9" (4.20m x 3.30m)

Letting Room 1
16'0" x 10'5" (4.90m x 3.20m)

Letting Room 2
13'1" x 10'4" (4.0m x 3.15m)

Shower Room

Second Floor

Letting Room 3
16'0" x 19'8" (4.90m x 6.0m)

External

Rear Courtyard

Tenure - Freehold

Council Tax Band
Ground Floor Flat: Band A
First Floor Flat: Band B

EPC
Ground Floor Flat: Rating D
First Floor Flat: Rating E

HMO
Licenced until 03.09.2029

Sold with Tenants Insitu

Services
Mains Gas & Electric
Mains Sewerage

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