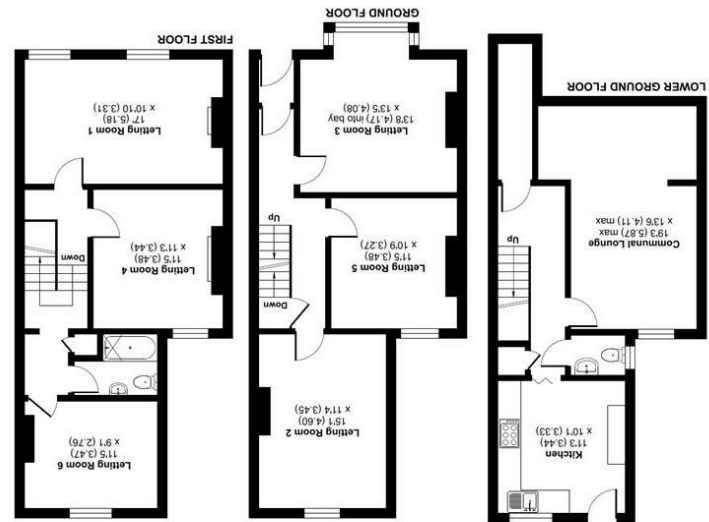


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

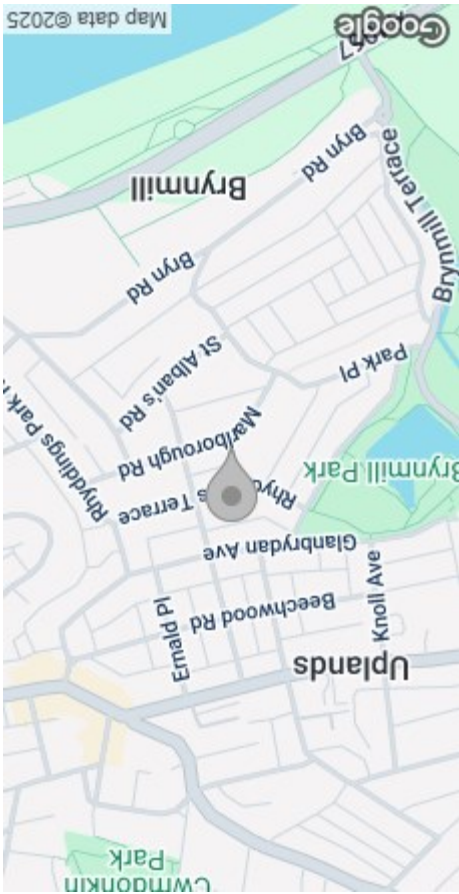
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (RICS Regulation), © Dawson 2025.



Marlborough Road, Brynmill, Abertawe, SA2

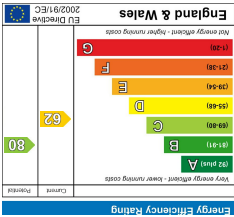
Approximate Area = 1637 sq ft / 152 sq m

For identification only - Not to scale



AREA MAP

EPC





GENERAL INFORMATION

We have the pleasure of offering for sale this six-bedroom HMO property, ideally situated in the ever-popular student area of Brynmill, Swansea.

Set over three floors, this licensed HMO offers excellent investment potential and comprises six letting rooms, a communal lounge, kitchen, W.C., and bathroom.

Externally, the property benefits from a front forecourt and an enclosed rear garden—perfect for tenants to enjoy some outdoor space.

Conveniently located within easy reach of Swansea University, the vibrant Uplands Quarter with its popular bars and restaurants, Singleton Hospital, and Swansea City Centre, the property is perfectly positioned to attract strong rental demand.

An ideal investment opportunity with a current HMO licence valid until 2030.

Viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Letting Room  
13'8" (into bay) x 13'4" (4.17m (into bay) x 4.08m)

Letting Room  
11'5" x 10'8" (3.48m x 3.27m)

Letting Room  
15'1" x 11'3" (4.60m x 3.45m)

Lower Ground Floor



Communal Lounge  
19'3" (max) x 13'5" (max)  
(5.87m (max) x 4.11m (max))

W.C

Kitchen  
11'3" x 10'11" (3.44m x 3.33m)

First Floor

Landing

Letting Room  
16'11" x 10'10" (5.18m x 3.31m)

Letting Room  
11'5" x 11'3" (3.48m x 3.44m)

Letting Room  
11'4" x 9'0" (3.47m x 2.76m)

Bathroom

External

Front Forecourt

Garden to Rear

Tenure - Freehold

Council Tax Band - D

EPC- D

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

