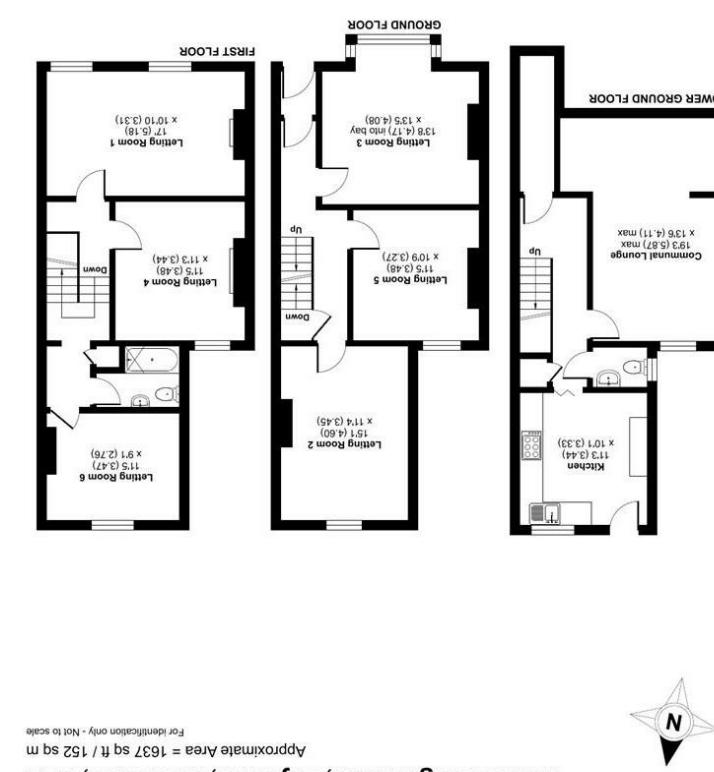


AREA MAP



Marlborough Road, Brynmill, Abertawe, SA2

FLOOR PLAN



68 Marlborough Road
Brynmill, Swansea, SA2 0DZ
Asking Price £275,000



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These particulars or representations of facts, 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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Statements concerning planning consent or proposed planning consent are made on the basis of what we understand from the local authority to be the position at the time of sale.

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

