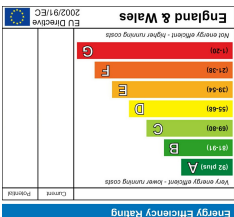
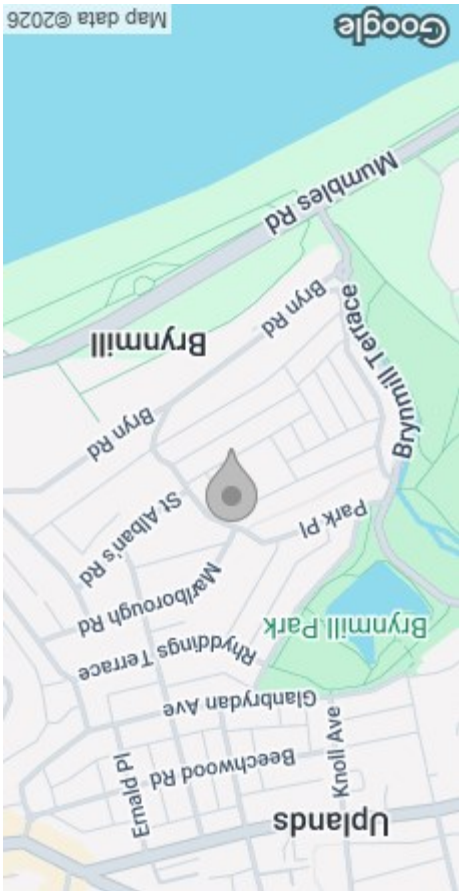


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



### EPC



### AREA MAP



### FLOOR PLAN



15a & 15b Trafalgar Place  
Brynmill, Swansea, SA2 0BU  
Asking Price £375,000





GENERAL INFORMATION

This property presents a superb investment opportunity, comprising a 6-bedroom HMO on the upper floors above a 2-bedroom flat.

Current Situation: Fully let, generating a net yearly income of £37,378.  
Projected Income: With the updated agreements, the projected net income rises to £43,395, excluding bills, representing a strong rental yield increase from the previous year.

Future Income Potential: New tenancy agreements have already been set up for 2026–2027, ensuring a secure income stream. This is a sure-fire investment, offering both immediate returns and long-term rental growth potential. Perfect for investors looking for a stable, income-generating property in a high-demand rental market.

FULL DESCRIPTION

