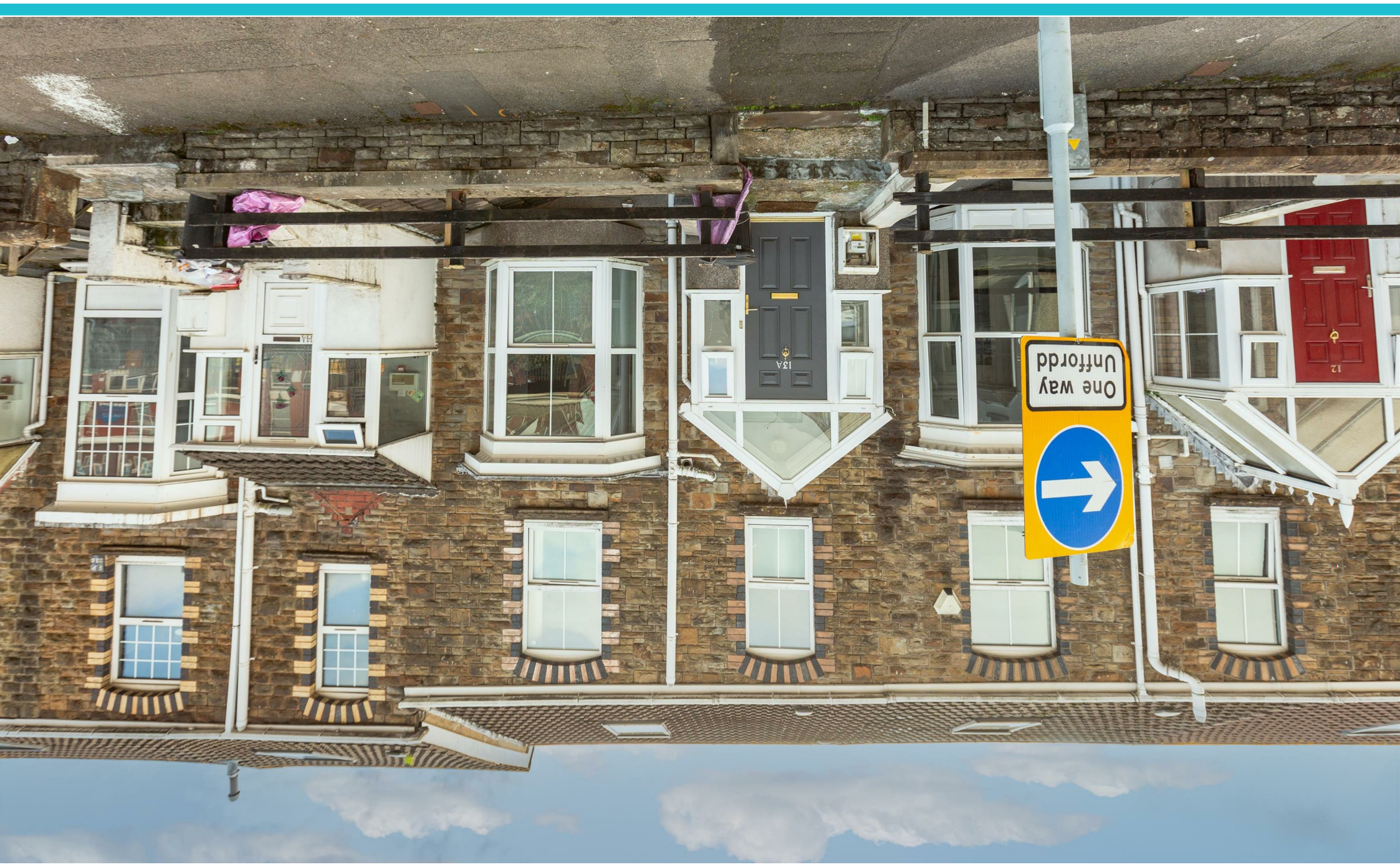
13a & 13b Trafalgar Place

Brynmill, Swansea, SA2 0BU

Asking Price £375,000

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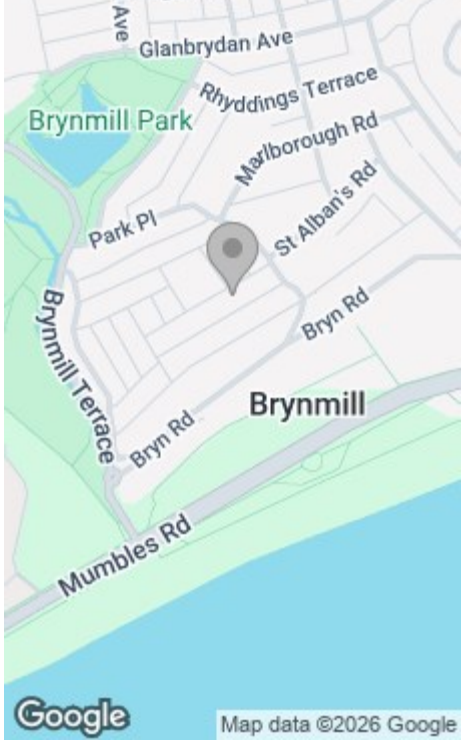


FLOOR PLAN

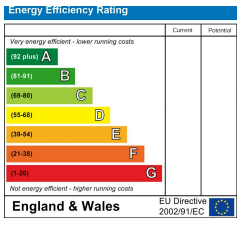


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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.

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GENERAL INFORMATION

Dawsons are pleased to offer this excellent investment opportunity, comprising a six-bedroom HMO arranged over the upper floors, together with a separate two-bedroom flat.

The property is currently let to students, generating a net annual income of £37,800, providing an established rental income from day one.

With updated tenancy agreements, there is scope for the rental income to increase further, offering investors the opportunity to enhance returns over the forthcoming tenancy period.

Combining an established student rental income with further scope for rental growth, this property presents an attractive proposition for investors seeking a strong income-producing asset within an established rental market.

FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Kitchen/Lounge/Dining Room
17'6" x 12'9" (5.34m x 3.89m)

Balcony with Swansea Bay Views
12'2" x 4'7" (3.71m x 1.41m)

W.C

Letting Room 1
10'4" x 10'2" (3.15m x 3.12m)

En-Suiite Shower Room

First Floor Landing

Letting Room 2
13'1" x 11'6" (3.99m x 3.51m)

Letting Room 3
12'9" x 9'4" (3.89m x 2.86m)

Letting Room 4
9'6" x 8'1" (2.91m x 2.48m)



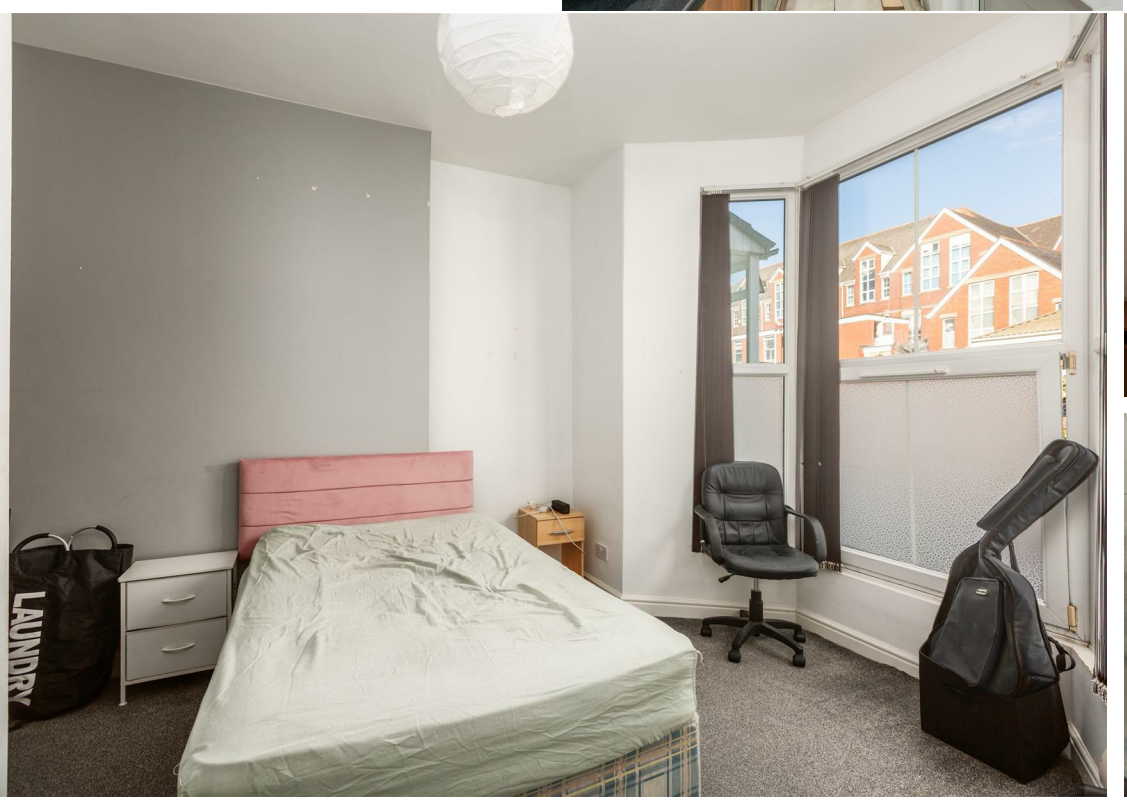






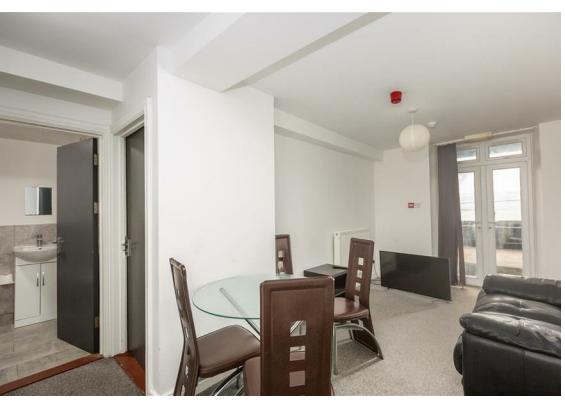
















Shower Room

Second Floor Landing

Letting Room 5
17'6" x 9'0" (5.34m x 2.76m)

Letting Room 6
17'6" x 9'6" (5.34m x 2.92m)

Basement Flat

Entrance

Kitchen
10'0" x 4'8" (3.05m x 1.44m)

Lounge/Dining Room
25'10" x 12'5" (7.88m x 3.79m)

Letting Room 7
12'9" x 8'1" (3.90m x 2.48m)

En-Suite Shower Room

Letting Room 8
13'3" x 8'10" (4.05m x 2.71m)

Shower Room

External

Front Forecourt

Off Road Parking to Rear

Tenure - Freehold

Council Tax Band - 13a - E - 13b - A

EPC - 13a - D 13b - C

Singleton campus: 3 mins cycle, 5 mins drive, 7 mins walk
Bay Campus: 25 mins cycle, 12 mins drive, 6 mins walk to bus stop
Trinity St.David: 13 mins cycle, 12 mins drive, 6 mins walk to bus stop

Services
Mains Gas & Electric
Mains Sewerage
Water - Metered

Broadband - Fibre

You are advised to refer to Ofcom checker for mobile signal and coverage.

HMO Licensed until 16.11.2029

Income
Net yearly income of £37,800