1 Paxton Street

Sandfields, Swansea, SA1 3SQ

Asking Price £260,000

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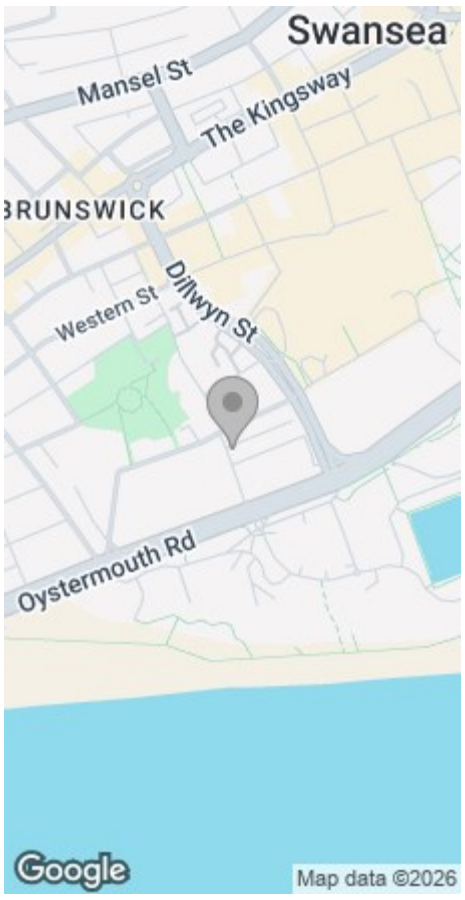


FLOOR PLAN

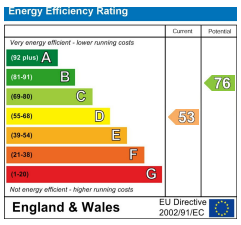


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

An exceptional investment opportunity to acquire a substantial six-bedroom HMO situated in the heart of Swansea City Centre. This impressive end-of-terrace property is arranged over three floors and is currently partially, providing an immediate income-producing asset for investors.

The accommodation comprises six generously sized letting rooms, together with communal facilities, all of which are well presented and maintained. The property's large footprint and spacious room sizes set it apart from many comparable HMOs in the area, helping to ensure strong tenant demand and consistent occupancy levels.

Ideally located within walking distance of Swansea City Centre, Swansea University, local amenities, transport links and major employers, the property is perfectly positioned to attract students and professional tenants alike.

A rare opportunity to purchase a fully occupied, income-generating HMO in a prime city-centre location with strong rental demand and excellent long-term investment potential.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Kitchen
18'8" x 5'9" (5.71m x 1.77m)

Communal Lounge
11'6" x 9'7" (3.52m x 2.94m)

Shower Room

W.C

Letting Room 1
16'6" x 11'1" (5.04m x 3.39m)

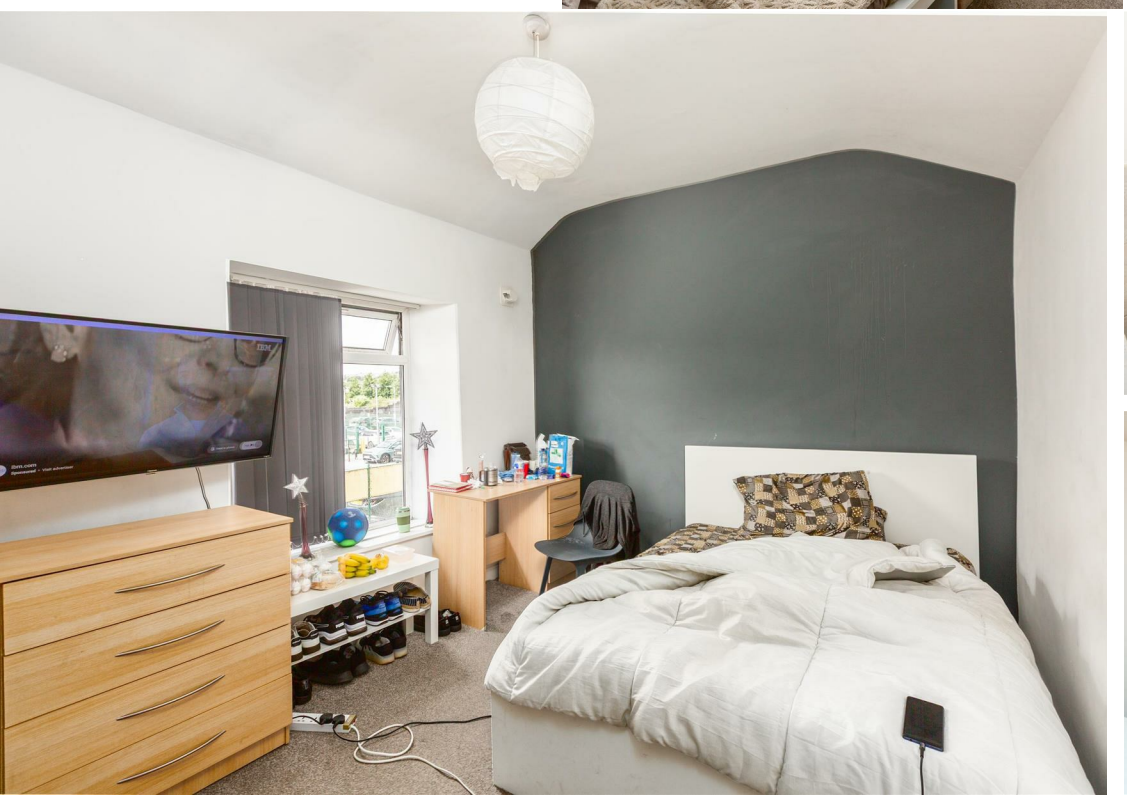
Letting Room 2
12'4" x 10'5" (3.78m x 3.19m)

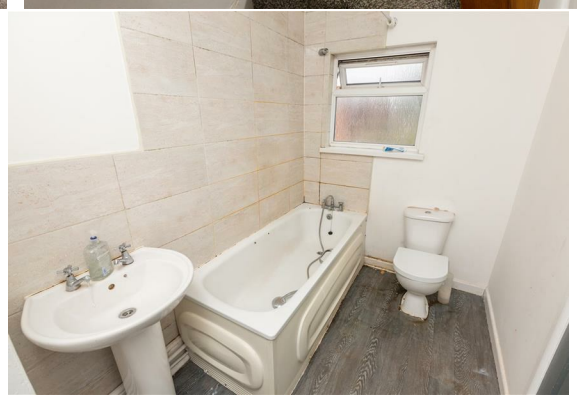
Shower Room

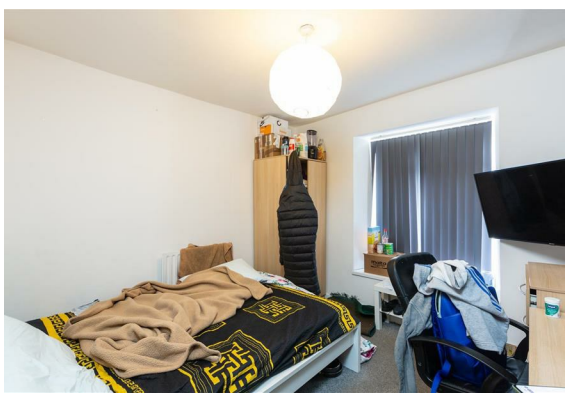




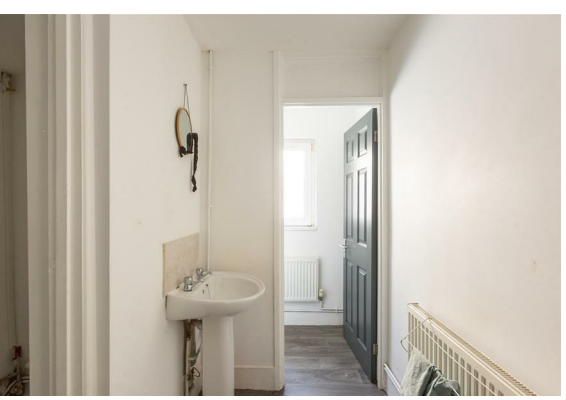


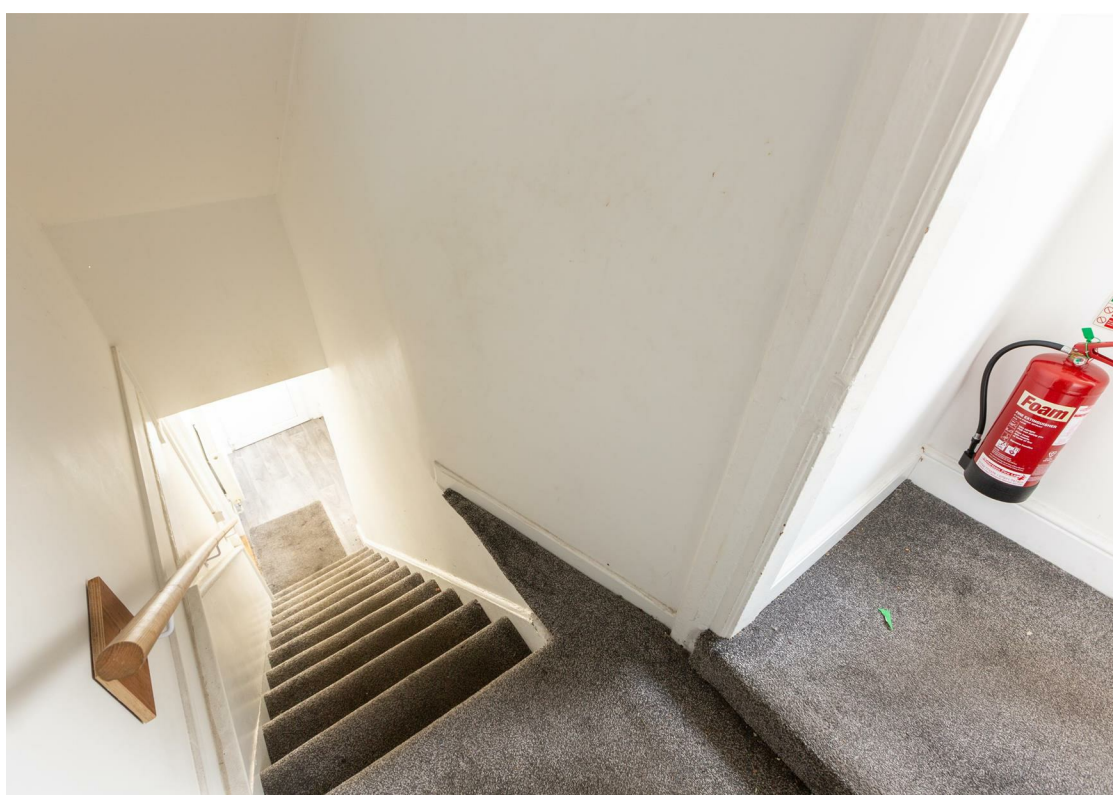












First Floor

Landing

Letting Room 3
13'9" x 13'1" (4.20m x 4.01m)

Letting Room 4
9'9" x 9'7" (2.99m x 2.94m)

Letting Room 5
13'0" x 9'7" (3.97m x 2.94m)

Communal Laundry Area
13'5" x 5'9" (4.10m x 1.77m)

Bathroom

Second Floor

Letting Room 6
11'8" x 8'11" (3.57m x 2.74m)

External

Rear Courtyard

Tenure - Freehold

Council Tax Band - B

EPC-E

HMO
Licensed Until 14.12.2029

Sold with tenants in situ

Services
Mains Gas & Electric
Mains Sewerage

Water: Billed

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

Income
The property currently generates a rental income of £450 per room, per calendar month, inclusive of bills, producing a gross monthly income of £2,700 and a gross annual income of £32,400.