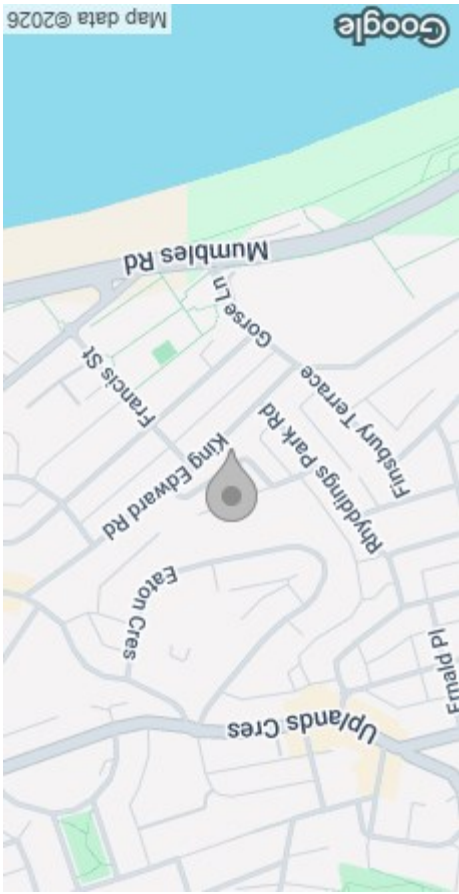


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

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.



FLOOR PLAN



AREA MAP

EPC



108 King Edward's Road
, Swansea, SA1 4LU
Auction Guide £150,000



GENERAL INFORMATION

Situated in a popular and well-connected area of Swansea, this substantial five-bedroom HMO is offered for sale by auction and sold with tenants in situ, presenting an excellent opportunity for investors seeking an established rental investment.

Arranged over three floors, the property provides five letting rooms together with a shower room to the ground floor and a further bathroom to the first floor. The accommodation offers a practical layout suited to continued HMO use.

Externally, the property benefits from an enclosed rear garden, providing valuable outdoor space.

The property holds an HMO Licence valid until 26.11.2029, adding further appeal for investors looking for an established HMO opportunity.

Ideally positioned for Swansea Bay, Singleton Park, Swansea University, and Singleton Hospital, the property is also close to local schools, everyday amenities, and the vibrant Uplands Quarter, renowned for its excellent selection of restaurants, cafés, and bars.

Sold with tenants in situ and offering an established HMO investment, this is an excellent auction opportunity in a highly sought-after Swansea location. Early viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Letting Room 1
13'1" x 11'5" (4.01m x 3.49m)

Communal Lounge
11'8" x 11'0" (3.58m x 3.36m)

Kitchen/Dining Room
16'1" x 11'2" (4.91m x 3.41m)

Shower Room

First Floor

Landing

Letting Room 2
16'10" x 11'5" (5.14m x 3.49m)

Letting Room 3
15'3" x 11'2" (4.65m x 3.41m)



Letting Room 4
11'6" x 11'0" (3.52m x 3.36m)

Bathroom

Second Floor

Letting Room 5
13'1" x 9'11" (4.00m x 3.04m)

External

Elevated Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - D

EPC-D

HMO

Licensed until 26.11.2029

N.B

This property is being 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

Key Auction Guidelines for Bidders

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

