

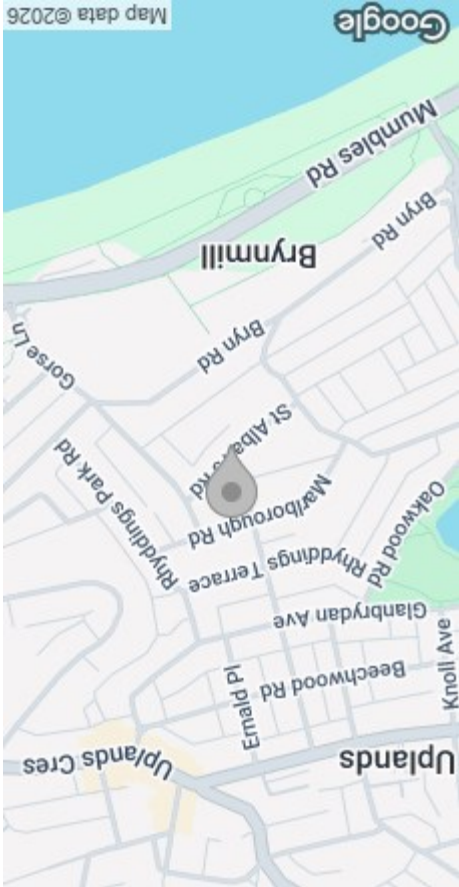
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 operation or efficiency can be given.

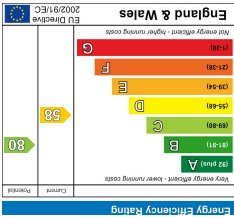
Made with Metapix v2.0.0.5



FLOOR PLAN



AREA MAP



EPC



8 St. Albans Road
Brynmill, Swansea, SA2 0BP
Offers Over £350,000

5 2 2 D

GENERAL INFORMATION

A well-presented and versatile five/six-bedroom mid-terrace property, currently arranged as a licensed six-bedroom HMO, but equally offering excellent potential to be transformed back into a fantastic family home.

Ideally located in a sought-after area, the property is in truly lovely condition throughout and offers spacious, flexible accommodation arranged over three floors.

The home comprises five well-proportioned bedrooms, two bathrooms, and two separate reception rooms, providing plenty of space for family living, entertaining, and working from home.

With its generous layout and welcoming feel, this property would make a superb family home for anyone looking to move straight in and enjoy everything it has to offer, while also benefiting from its strong versatility and investment history.

A must-see property in a great location, offering space, flexibility, and long-term potential.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Lounge
14'8" x 14'0" (4.49m x 4.29m)

Living Room
25'2" x 11'2" (7.69m x 3.42m)

Kitchen/Dining Room
25'8" x 10'11" (7.84m x 3.33m)

Bathroom
8'0" x 6'9" (2.44m x 2.06m)



First Floor Landing

Bedroom 1
17'6" x 14'8" (5.35m x 4.49m)

Bedroom 2
12'7" x 11'6" (3.86 x 3.53)

Balcony
10'11" x 8'11" (3.33 x 2.74)

WC
4'11" x 2'11" (1.50 x 0.89)

Shower Room
6'9" x 5'10" (2.08 x 1.80)

Bedroom 3
10'11" x 10'0" (3.33 x 3.05)

Second Floor Landing

Bedroom 4
17'6" x 11'10" (5.35 x 3.62)

Bedroom 5
13'1" x 11'6" (3.99 x 3.52)

External

Front Forecourt

Tenure - Freehold

Council Tax Band - E

EPC - D

Services

Main Gas and Electric
Main 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

Current HMO License - 2027

