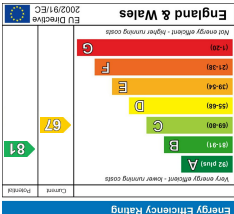


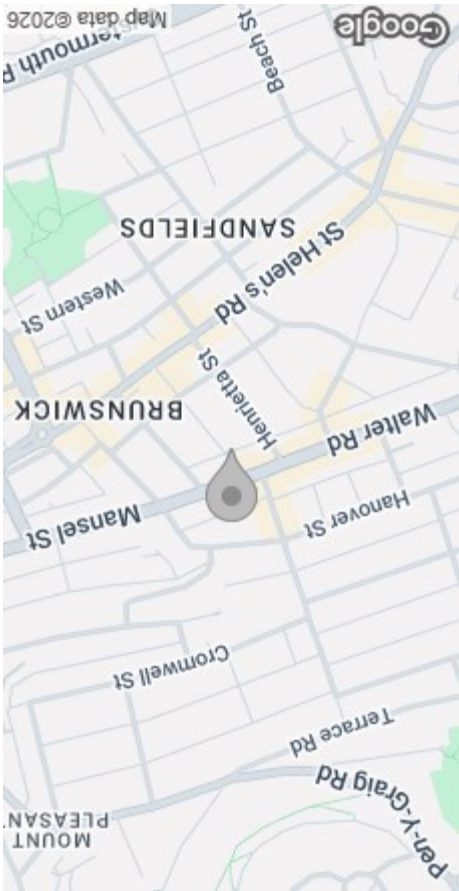
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for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



AREA MAP



FLOOR PLAN



19 George Street
, Swansea, SA1 4HH
Asking Price £240,000

6 3 1 D

GENERAL INFORMATION

We are pleased to present this substantial end-terrace HMO property, ideally positioned in a central location within Swansea, just a short distance from the City Centre and the exciting Copr Bay development.

The accommodation is arranged over multiple levels and offers generous, well-planned living space. The ground floor comprises an entrance hallway, two letting rooms, a communal lounge, fitted kitchen, and shower room. The basement provides a useful cellar, while the first floor hosts a letting room with en-suite shower room, two further letting rooms, and an additional shower room. The second floor offers a further letting room, completing the layout.

Externally, the property benefits from a front forecourt and an enclosed rear garden, providing valuable outdoor space for occupants.

Perfectly located within walking distance of Swansea City Centre, the 3,500-capacity Swansea Arena, and a growing selection of bars, restaurants, and leisure facilities, the property also enjoys excellent transport links to Swansea University, Singleton Hospital, and Swansea Beach.

A strong investment opportunity, sold with an HMO licence in place until 24.02.2030. Viewing is highly recommended to fully appreciate the accommodation, location, and long-term potential on offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Letting Room 3
13'11" x 11'5" (4.25m x 3.50m)

Letting Room 2
11'2" x 10'6" (3.41m x 3.22m)

Shower Room

Communal Lounge
21'3" x 12'5" (6.48m x 3.79m)

Communal Kitchen
12'5" x 8'2" (3.79m x 2.49m)



Basement

Cellar
17'10" x 9'10" (5.45m x 3.02m)

First Floor

Landing

Letting Room 1
24'4" x 8'0" (7.44m x 2.44m)

En-Suite Shower Room

Letting Room 4
12'1" x 11'2" (3.70m x 3.41m)

Letting Room 5
17'3" x 11'5" (5.26m x 3.50m)

Shower Room

Second Floor

Letting Room 6
17'3" x 13'8" (5.26m x 4.19m)

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Counci Tax Band - C

EPC-D

Services

Mains Gas & Electric
Mains Sewerage

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

HMO

HMO Licensed until 24.02.2030.

