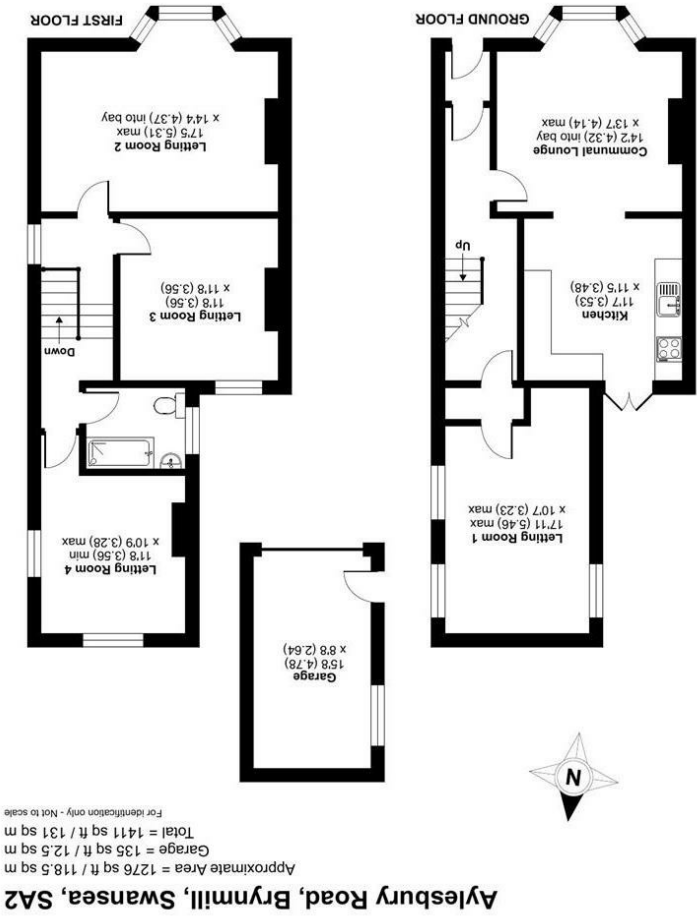
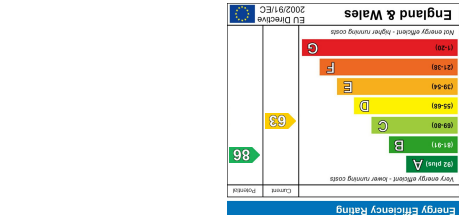


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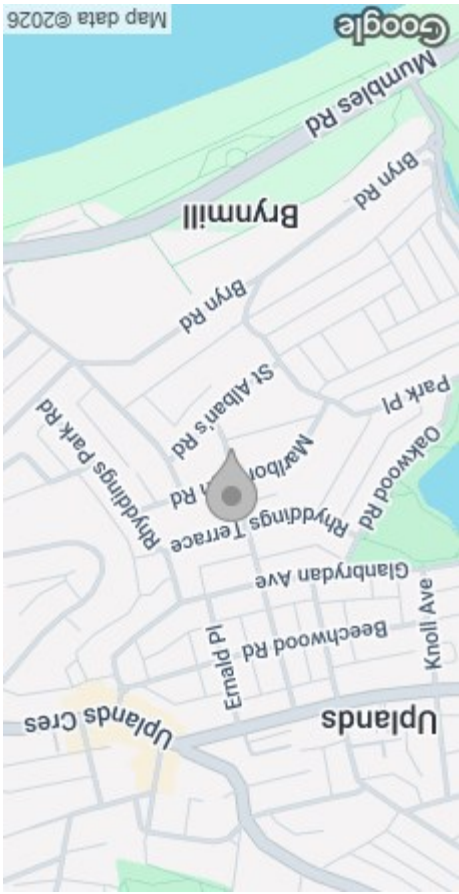
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 126368 © redroom 2026.



FLOOR PLAN



EPC



AREA MAP



33 Aylesbury Road
Brynmill, Swansea, SA2 0BS
Asking Price £225,000



GENERAL INFORMATION

This well-established four-bedroom investment property offers an excellent opportunity for landlords seeking a proven rental income and strong tenant demand.

The property is currently let to four post-graduate medical students, generating an annual income of £20,700. Each of the four rooms achieves £450 per calendar month, including all bills. Two tenants have signed 12-month contracts, while the remaining two are on 11-month agreements.

A particularly attractive feature is the strength and continuity of the tenant profile. One tenant is in their final year, while the other three are first-year post-graduate medical students, providing the potential for continued occupation over the coming years. Historically, the property has performed exceptionally well, with post-graduate tenants often arranging their own replacement housemates. As a result, the property has not needed to be advertised for new tenants for the past five years.

With a proven income, established demand and a strong history of tenant retention, this property represents an appealing investment opportunity with excellent potential for continued rental performance.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Communal Lounge Opening to:
14'2" (into bay) x 1358'3" (max)
(4.32m (into bay) x 414m (max))

Kitchen
11'6" x 11'5" (3.53m x 3.48m)

Letting Room 1
17'10" (max) x 10'7" (max) (5.46m (max) x 3.23m (max))

First Floor



Landing

Letting Room 2
17'5" (max) x 14'4" (into bay)
(5.31m (max) x 4.37m (into bay))

Letting Room 3
11'8" (min) x 10'9" (max) (3.56m (min) x 3.28m (max))

Bathroom

External

Front Forecourt

Enclosed Rear Garden

Rear Pedestrian Access

Garage
15'8" x 8'7" (4.78m x 2.64m)

Tenure - Freehold

Council Tax Band - D

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

Licenced until 28.06.2030

Income

The property is currently let to four post-graduate medical students, generating an annual income of £20,700. Each of the four rooms achieves £450 per calendar month, including all bills. Two tenants have signed 12-month contracts, while the remaining two are on 11-month agreements.

