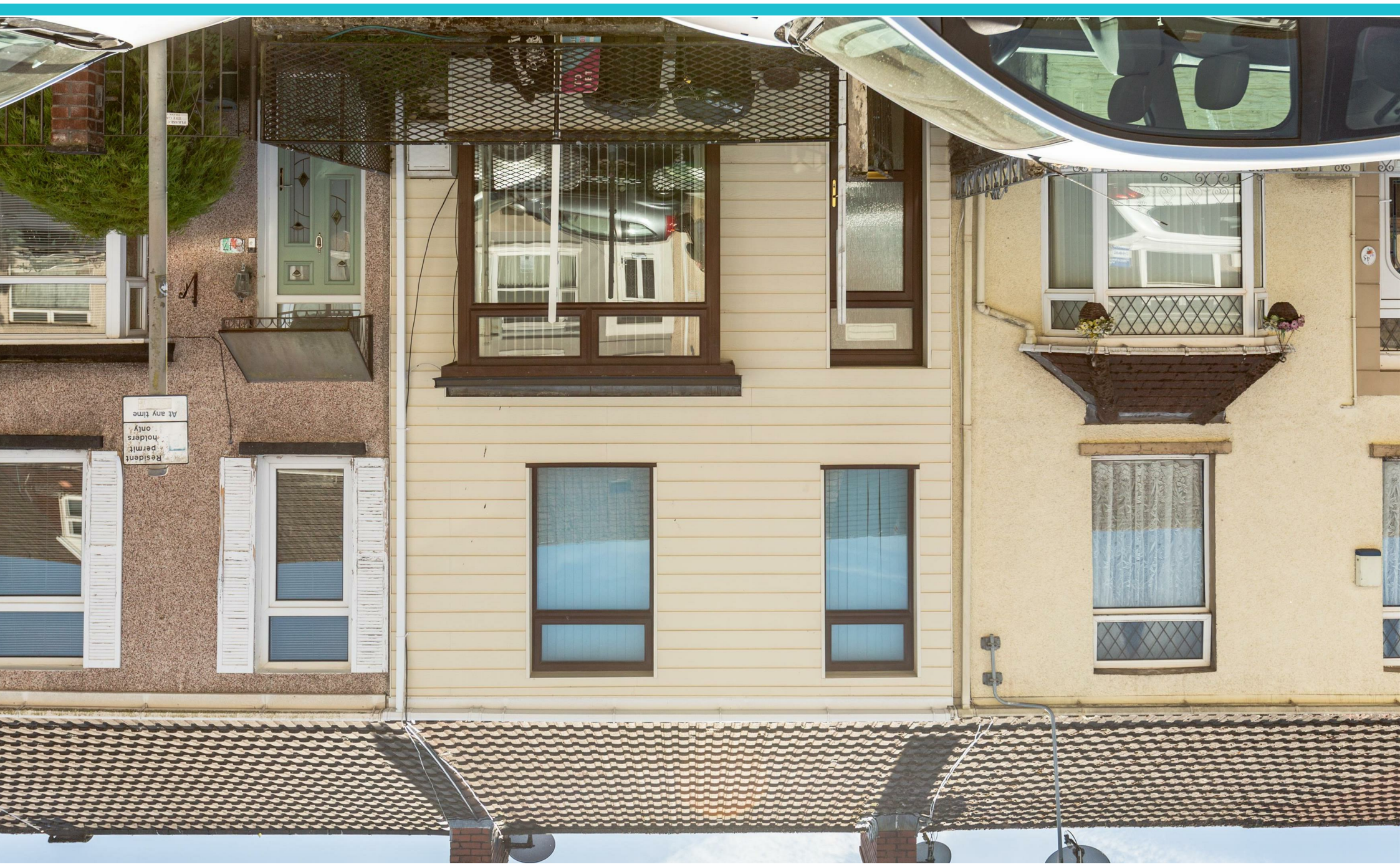
46 St. Helens Avenue

, Swansea, SA1 4NF

Asking Price £200,000

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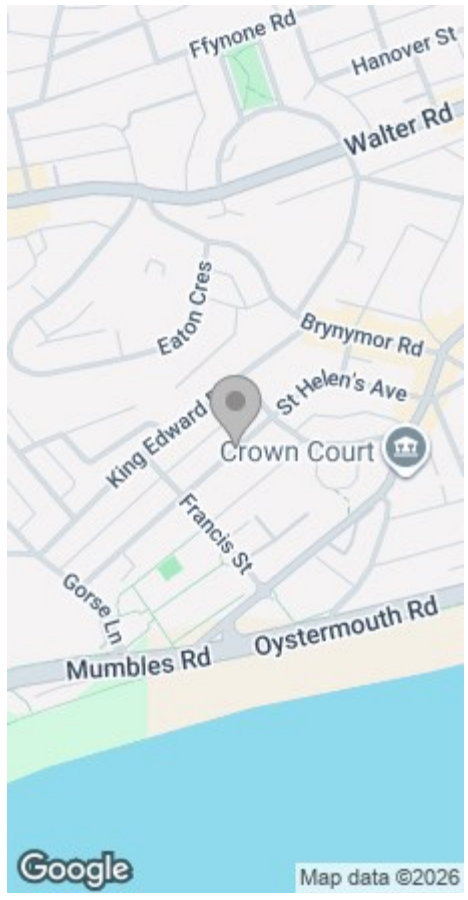


FLOOR PLAN

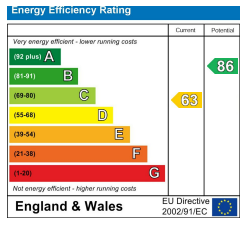


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

11 Walter Road, Swansea, SA1 5NF
T **01792 646060** E **sw@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

GENERAL INFORMATION

Sold with tenants in situ. Dawsons are delighted to offer for sale this licensed HMO mid-terrace property, ideally located in a highly sought-after area of Swansea.

The accommodation comprises an entrance hallway, letting room, communal lounge, kitchen, utility room, and W.C. to the ground floor. To the first floor are three further letting rooms and a bathroom.

Externally, the property benefits from a front forecourt and an enclosed rear garden.

Perfectly positioned for Swansea City Centre, Swansea Bay, Swansea University, and the vibrant Uplands Quarter, the property is ideally suited for continued investment use, with strong demand from students and professionals alike.

The property benefits from an HMO licence valid until 02/10/2028 and currently generates an income of £385 per room per month. There are also four new tenants secured for the upcoming academic year, ensuring continued occupancy.

Viewing is highly recommended to appreciate the accommodation, licence in place, and prime investment location.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Communal Lounge
12'10" x 11'8" (3.93m x 3.58m)

Letting Room 1
12'5" x 9'9" (3.80m x 2.99m)

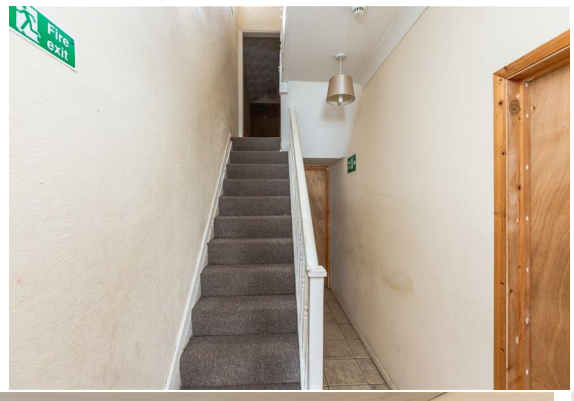
Kitchen
14'2" x 9'1" (4.33m x 2.77m)

Utility
6'0" x 5'9" (1.83m x 1.77m)

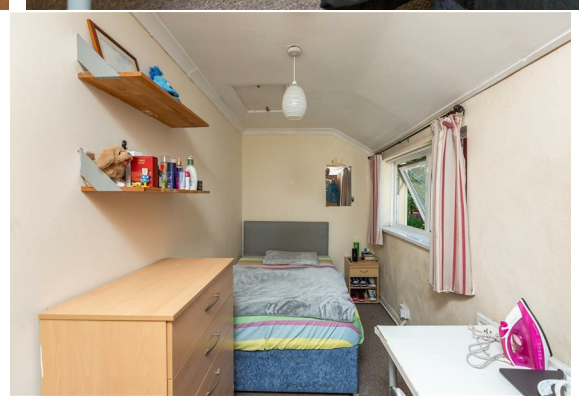
W.C













First Floor

Landing

Letting Room 2
15'3" x 10'11" (4.67m x 3.35m)

Letting Room 3
12'5" x 9'9" (3.80m x 2.99m)

Letting Room 4
13'9" x 6'4" (4.21m x 1.94m)

Bathroom

External

Front Forecourt

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - C

EPC-D







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.

HMO
Licenced Until 02.10.2028

Current Income £385 Per Room Per Week

Sold With Tenants in Situ

Four New Tenants Secured for the upcoming Academic Year