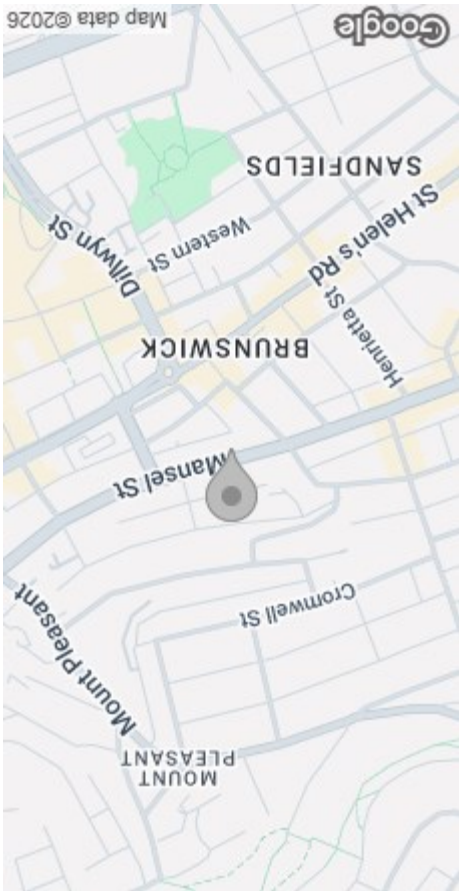


EPC



AREA MAP

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 floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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



39 Mansel Street
, Swansea, SA1 5SN
Asking Price £300,000



GENERAL INFORMATION

Prime 6-Bedroom, 6 En-Suite HMO Investment Opportunity

Situated in a prime central location, this exceptional six-bedroom, six en-suite HMO presents an outstanding investment opportunity, perfectly suited to the student and young professional rental market.

Each of the six spacious bedrooms benefits from its own private en-suite, a highly sought-after feature that not only enhances tenant appeal but also offers the potential to achieve higher rental values compared to traditional shared bathroom HMOs. The property's modern layout and desirable accommodation make it an attractive proposition for tenants seeking comfort, privacy and convenience.

Located within easy reach of local amenities, transport links, universities and major employers, this is an ideal purchase for investors looking to acquire a high-demand, income-producing property in a consistently popular location.

A fantastic opportunity to secure a quality HMO with excellent rental potential and long-term investment appeal.

FULL DESCRIPTION

Grounf Floor

Entrance

Porch

Hallway

Letting Room 1
13'4" x 12'7" (4.08m x 3.86m)

En-Suite Shower Room

Letting Room 2
10'11" x 10'3" (3.33m x 3.14m)

En-Suite Shower Room

Communal Lounge/Dining Room
17'3" x 9'11" (5.27m x 3.03m)

Kitchen



First Floor

Landing

Letting Room 3
16'1" x 11'2" (4.92m x 3.41m)

En-Suite Shower Room

Letting Room 4
10'11" x 10'3" (3.33m x 3.14m)

En-Suite Shower Room

Letting Room 5
14'9" x 9'11" (4.52m x 3.03m)

En-Suite Shower Room

Second Floor

Letting Room 6
15'7" x 12'0" (4.77m x 3.68m)

En-Suite Shower Room

External

Front Forecourt

Tenure - Freehold

Council Tax Band - TBC

EPC-C

Services

Mains Gas & Electric
Mains Sewerage

"Mobile - There are no known issues with mobile coverage .

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

HMO

Licenced Until 15.11.2027.

N.B

Please note the parking to rear is not included in the sale.

