

GENERAL INFORMATION

Dawsons are delighted to present this lovely three-bedroom mid-terrace property in the highly sought-after area of Brynmill, enjoying sensational far-reaching views across Swansea Bay towards Mumbles.

Offering a fantastic opportunity for a first-time buyer looking for a home they can move straight into and gradually put their own stamp on, the property combines spacious accommodation, traditional character and a superb location.

The property retains a number of charming original features, including beautiful original tiles within the entrance hall, adding a wonderful sense of character and charm from the moment you step inside.

Currently benefiting from a 4-bedroom HMO licence, the property offers flexibility and has previously suited the investment market. However, it is now looking for its next chapter as a fantastic residential home, providing an exciting opportunity for a buyer to create their ideal home in one of Swansea's most popular residential locations.

One of the property's standout features is the sensational outlook across Swansea Bay and towards Mumbles, providing a truly impressive backdrop and a feature that is becoming increasingly sought after.

To the rear, there is a useful additional room which was previously a garage. The main garage door has been blocked up and the space is currently utilised as a laundry room. Subject to any necessary consents and alterations, the room could potentially be converted back into a garage, offering flexibility for future use.

Situated in the heart of Brynmill, the property is ideally placed for access to local amenities, Swansea University's Singleton Campus, Brynmill Park, the seafront and Swansea city centre.

With its three bedrooms, stunning bay views, traditional features and flexible additional space, together with its history as a licensed HMO, this is an exciting opportunity for someone looking to make it their own.



FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception 1
13'0" x 12'9" (3.98m x 3.90m)

Reception 2
11'3" x 10'10" (3.45m x 3.32m)

W.C



Dining Room
12'10" x 9'11" (3.93m x 3.03m)

Kitchen
9'11" x 8'3" (3.03m x 2.54m)

First Floor

Landing

Bedroom 1
14'0" x 11'0" (4.28m x 3.36m)

Bedroom 2
15'10" x 9'11" (4.84m x 3.03m)

Bedroom 3
11'3" x 10'10" (3.45m x 3.32m)

Bathroom

Shower Room

External

Steps upto Front Forecourt

Tiered Garden to Rear

Laundry Room
14'3" x 13'5" (4.36m x 4.11)
Please note that this room was previously a garage. The main garage door has been blocked up and the space is currently being utilised as a laundry room. It could, subject to any necessary consents and alterations, be converted back into a garage.

Tenure - Freehold

Council Tax Band - D

EPC-D

HMO
Licenced until 09.11.30

Services
Mains: Gas & Electric
Mains: Sewerage

Water: Metered

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.

