16 Trafalgar Place

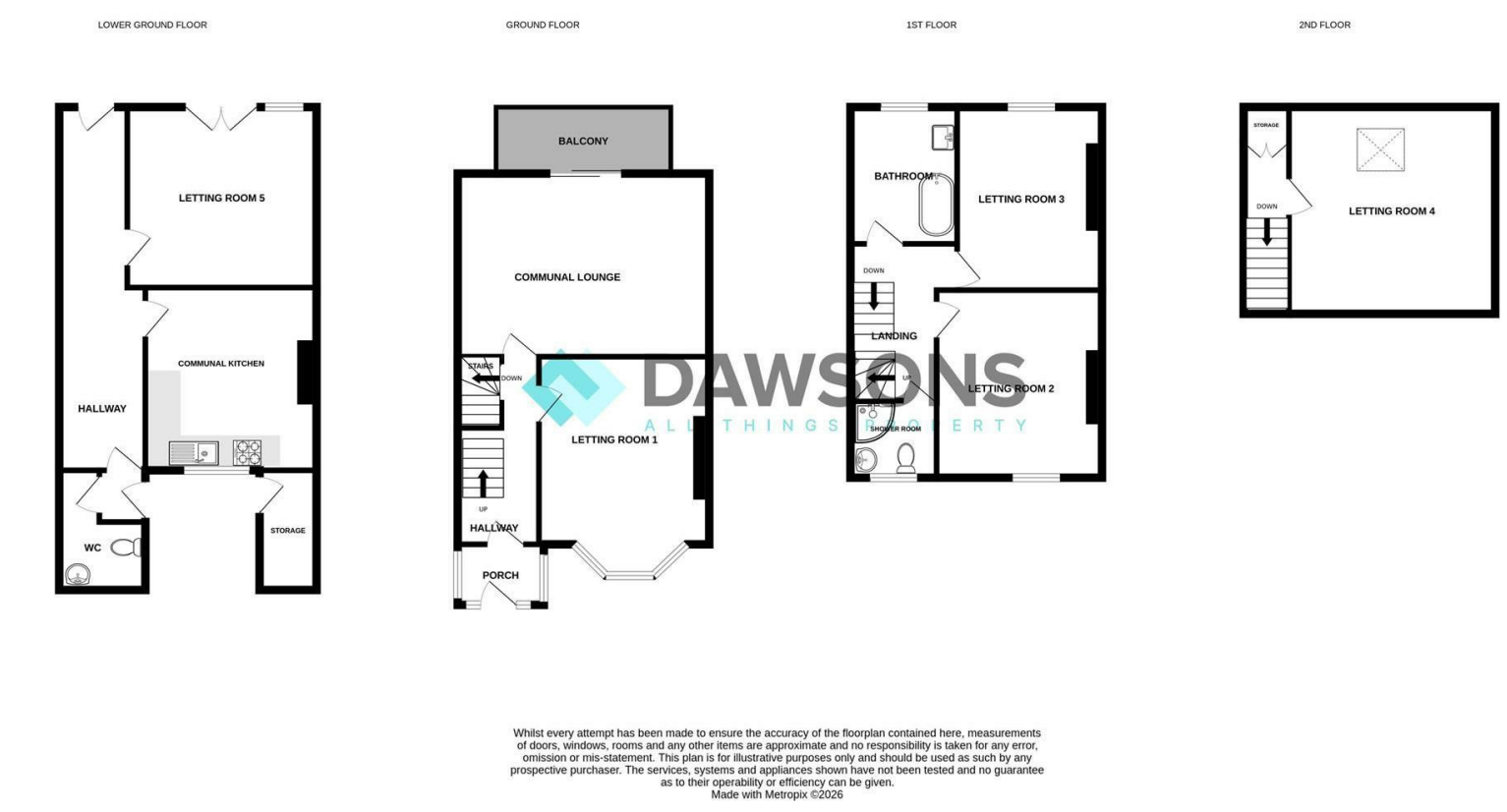
Brynmill, Swansea, SA2 0BU

Asking Price £250,000

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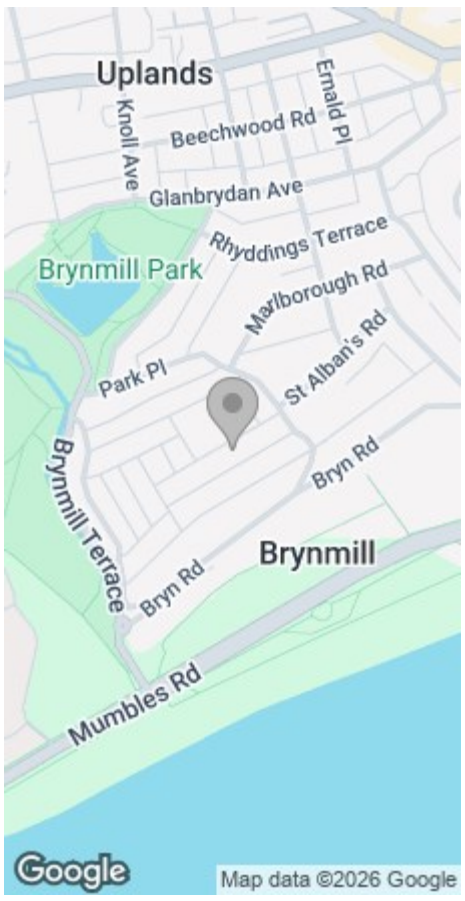
FLOOR PLAN



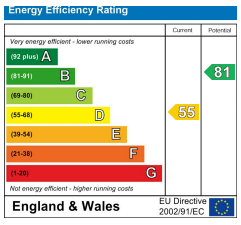
DAWSONS ALL THINGS PROPERTY

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



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GENERAL INFORMATION

Situated in the highly desirable location of Trafalgar Place, this substantial five-bedroom HMO presents an excellent opportunity for investors looking to acquire an established, income-generating property in a popular rental area of Swansea.

Arranged over three floors, the property offers generous accommodation throughout and is currently fully tenanted, providing an immediate rental income for its new owner.

The property benefits from beautiful sea views and a large garage to the rear, a particularly attractive feature in this location, offering valuable additional space and convenience.

Generating an impressive net rental income of approximately £22,000 per annum, this is a fantastic opportunity to acquire an established investment with an existing income stream.

With its sought-after location, spacious accommodation, sea views and excellent rental return, this property is sure to appeal to investors looking to expand their portfolio in Swansea.

Early viewing is highly recommended to appreciate the investment opportunity on offer.

FULL DESCRIPTION

Ground Floor

Entrance Porch

Hallway

Letting Room 1
15'3" x 11'10" (4.66m x 3.61m)

Communal Lounge
17'6" x 12'9" (5.34m x 3.89m)

Balcony
12'2" x 4'7" (3.71m x 1.41m)

Lower Ground Floor

Hallway

W.C

Kitchen
25'10" x 12'5" (7.88m x 3.79m)

Letting Room 5
13'2" x 12'7" (4.02m x 3.84m)

First Floor

Landing

Letting Room 2
13'1" x 11'6" (3.99m x 3.51m)

Letting Room 3
12'9" x 10'0" (3.89m x 3.07m)

Shower Room

Bathroom

Seconf Floor

Letting Room 4
14'5" x 14'4" (4.41m x 4.38m)

External

Front Forecourt

Garden to Rear

Rear Pedestrian Access

Garage to Rear

Tenure - Freehold

Council Tax Band - E

EPC-D

HMO
Licenced until 26.05.2030.

Services
Mains Gas & Electric
Mains Sewerage

Water: Metered

Broadband – The current supplier is (Uni Homes).

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.



