

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

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Four New Tenants Secured for the upcoming Academic Year

