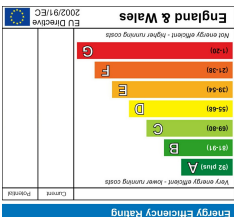
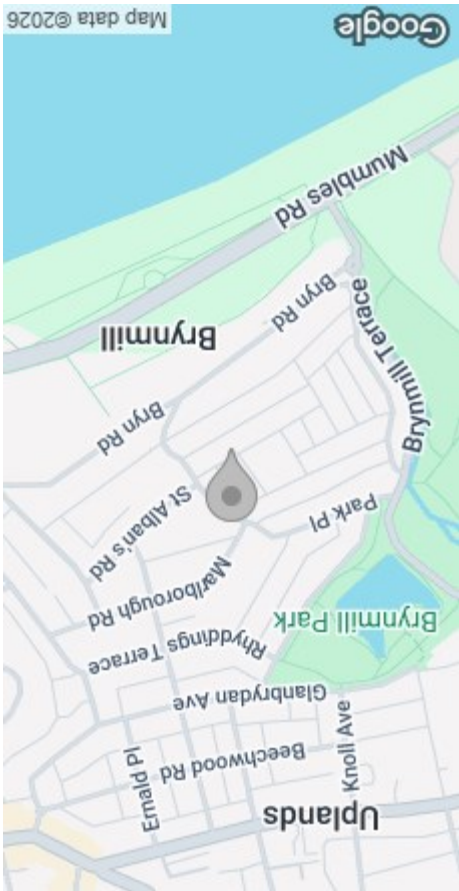


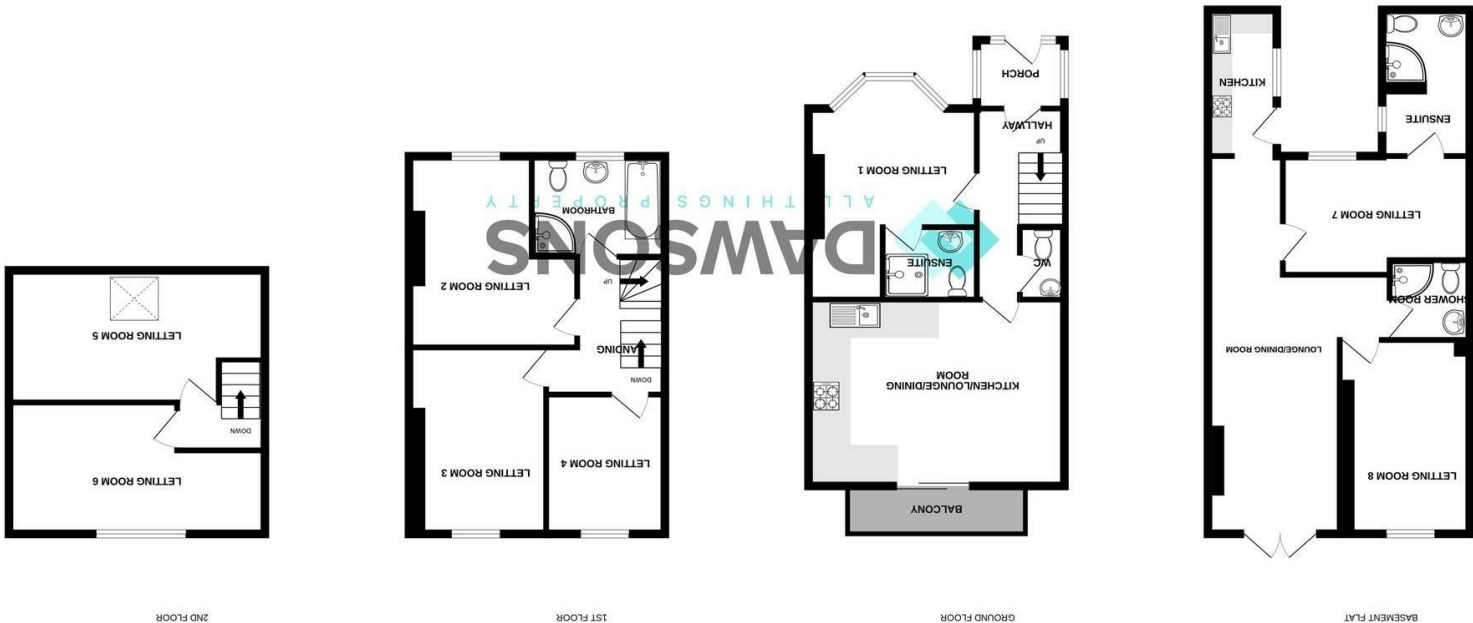
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



12a & 12b Trafalgar Place
Brynmill, Swansea, SA2 0BU
Asking Price £375,000



GENERAL INFORMATION

Fantastic Student Investment Opportunity in the Heart of Brynmill

Situated in the ever-popular student area of Brynmill, this outstanding investment opportunity comprises a six-bedroom HMO with a self-contained two-bedroom flat beneath, offering an excellent income-producing asset in one of Swansea's most sought-after rental locations.

Boasting sea views and a beautiful balcony, the property is highly desirable for students and offers fantastic potential for future investment. With a total of eight bedrooms across the two properties, this is a rare opportunity to acquire a substantial investment in a consistently high-demand area.

The six-bedroom HMO currently generates a rental income of £2,643 per calendar month, with the self-contained two-bedroom flat generating a further £1,200 per calendar month.

This provides a combined rental income of £3,843 per calendar month, equivalent to an impressive £46,116 per annum.

An excellent opportunity for investors looking to acquire a substantial income-producing property in a prime Brynmill location, with strong rental potential and continued appeal to the student market.

FULL DESCRIPTION

Basement Flat 12B

Entrance

Kitchen

10'0" x 4'8" (3.05m x 1.44m)

Lounge/Dining Room

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

Letting Room 7

12'9" x 8'1" (3.90m x 2.48m)

En-Suite Shower Room

Letting Room 8

13'3" x 8'10" (4.05m x 2.71m)

Shower Room

Tenure - Freehold

Council Tax Band - A

EPC - C

12a Trafalgar

Ground Floor

Entrance



Porch

Hallway

Cloakroom

Letting Room 1

15'3" x 11'6" (4.66m x 3.51m)

En-Suite Shower Room

Communal Kitchen/Lounge/Dining Room

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

Balcony

12'2" x 3'3" (3.71m x 1.00m)

First Floor

Landing

Letting Room 2

13'1" x 6'10" (3.99m x 2.10m)

Letting Room 3

12'9" x 9'4" (3.89m x 2.86m)

Letting Room 4

9'6" x 8'1" (2.91m x 2.48m)

Bathroom

Second Floor

Letting Room 5

17'6" x 9'0" (5.34m x 2.76m)

Letting Room 6

17'6" x 9'0" (5.34m x 2.75m)

External

Front Forecourt

Enclosed Rear Patio Garden

Tenure - Freehold

Council Tax Band - E

EPC-D

Services

Mains Gas & Electric

Mains Sewerage

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.

HMO

Licence until 16/11/2029

Income

The property currently generates a rental income of £2,123 per calendar month from the six-bedroom HMO and £1,200 per calendar month from the two-bedroom flat, providing a combined monthly income of £3,323, equivalent to £39,876 per annum.

