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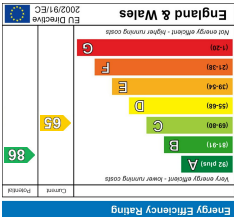


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

Situated in the heart of the ever-popular Brynmill area, this well-presented four-bedroom HMO offers an excellent investment opportunity just moments from Singleton University Campus and the beautiful Brynmill Park. Its prime location continues to attract strong demand from students, with local amenities, public transport links, and Swansea Bay all within easy reach.

The property is currently fully let until the end of the 2026/2027 academic year, providing an immediate rental income of £1,425 per calendar month net (after bills), equating to an annual net income of £15,675.

Internally, the accommodation comprises four well-proportioned letting rooms, a communal lounge, a fitted kitchen, and a shared bathroom enjoying pleasant views overlooking Brynmill Park. The property has been arranged to provide comfortable student accommodation while offering an attractive, low-maintenance investment for landlords.

With an established tenancy already in place, an excellent rental return, and a sought-after location at the heart of Swansea's student district, this property represents a fantastic addition to any investment portfolio.

FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Letting Room 1
13'3" x 13'0" (4.04m x 3.98m)

Letting Room 2
11'6" x 10'3" (3.51m x 3.13m)

Kitchen
11'8" x 9'5" (3.56m x 2.89m)

Shower Room

Seperate W.C



First Floor

Landing

Letting Room 3
16'7" x 13'0" (5.06m x 3.98m)

Letting Room 4
11'6" x 10'3" (3.51m x 3.13m)

Communal Lounge

External

Elevated Front with Steps to a Front Forecourt

Tiered Garden to Rear

Tenure - Freehold

Council Tax Band - C

EPC-D

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 Util 09.04.2030.

Current Income

£1,425 per calendar month net (after bills), equating to an annual net income of £15,675.