Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

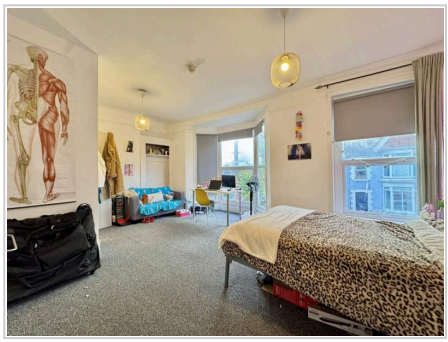
14 Offices Across South Wales

Ernald Place
Uplands
Swansea
City And County of Swansea

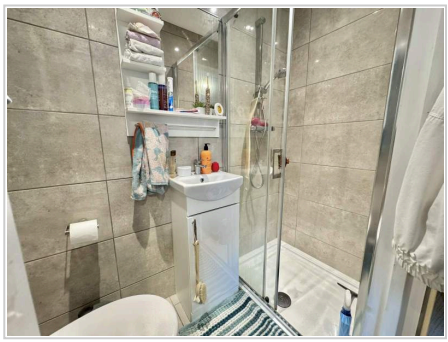
£379,995











- Turn-key six-bedroom HMO property
- All bedrooms featuring en-suite shower rooms
- Fully let for 2026 / 2027 academic year at £40,320 bills excluded
- Spacious communal lounge
- Contemporary fitted kitchen
- Garage to rear with further potential rental income
- Ideal location within Uplands, Swansea
- Total floor area: 177 square metres (1905 sqft)
- HMO expiry date: 14/05/2030

Ref: PRM12336

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Viewing Instructions: Strictly By Appointment Only

General Description

An exceptional opportunity to acquire a turn-key six-bedroom HMO property with C4 planning, each bedroom benefiting from a private en-suite shower room. Immaculately presented throughout, this high-yielding investment offers modern accommodation ideally suited to the student rental market.

Accommodation

Ground Floor

Inner Porch. (5' 3" x 3' 11") or (1.60m x 1.20m)

Original tiled flooring, UPVC door to front.

Hall (22' 4" x 6' 11") or (6.80m x 2.10m)

Stairs leading up, under stairs storage, radiator.

Lounge (16' 9" x 11' 10") or (5.10m x 3.60m)

Double glazed window to side, radiator.

Kitchen (14' 1" x 11' 10") or (4.30m x 3.60m)

Range of modern wall and base units, two integrated electric ovens, two extractor fans, integrated dishwasher, stainless steel sink, two under counter fridges, two under counter freezers, laminate flooring, wall mounted combi boiler, double glazed window to side, radiator.

Utility Room (4' 11" x 11' 6") or (1.50m x 3.50m)

Matching kitchen base units with stainless steel sink, space for washing machine and tumble drier, W.C, frosted double glazed window to rear, radiator.

Bedroom 1 (13' 5" x 13' 9") or (4.10m x 4.20m)

Double glazed bay window front, fire place with exposed brick, radiator, door leading to;

Ensuite 1

Walk in shower, wash hand basin with storage, low level W.C, tiled walls, tiled floor, extractor fan.

Bedroom 2 (18' 1" x 9' 10") or (5.50m x 3.00m)

Double glazed window to rear, radiator, door leading to;

Ensuite 2

Walk in shower, wash hand basin with storage, low level W.C, tiled walls, tiled floor, extractor fan.

First Floor

Landing (21' 0" x 6' 7") or (6.40m x 2.00m)

Skylight

Bedroom 3 (19' 0" x 11' 10") or (5.80m x 3.60m)

Double glazed UPVC door to rear with steps leading into garden, radiator, access to;

Ensuite 3

Walk in shower, wash hand basin with storage, low level W.C, tiled walls, vinyl floor, extractor fan, double glazed window to rear.

Bedroom 4 (12' 2" x 7' 7") or (3.70m x 2.30m)

Double glazed window to side, radiator, door leading to;

Ensuite 4

Walk in shower, wash hand basin with storage, low level W.C, tiled walls, tiled floor, extractor fan.

Bedroom 5 (12' 10" x 11' 6") or (3.90m x 3.50m)

Double glazed window to rear, radiator, door leading to;

Ensuite 5

Walk in shower, wash hand basin with storage, low level W.C, tiled walls, tiled floor, extractor fan.

Bedroom 6 (19' 0" x 14' 1") or (5.80m x 4.30m)

Double glazed bay window to front, double glazed window radiator, door leading to;

Ensuite 6

Walk in shower, wash hand basin with storage, low level W.C, tiled walls, tiled floor, extractor fan.

External

Large lean to on the side of the house, low maintenance rear garden. Access to;

Garage (20' 8" x 15' 9") or (6.30m x 4.80m)

Up and over garage door, currently empty, was previously let at £150 per calendar month.

Services

Mains water, mains electricity, mains gas, mains drainage

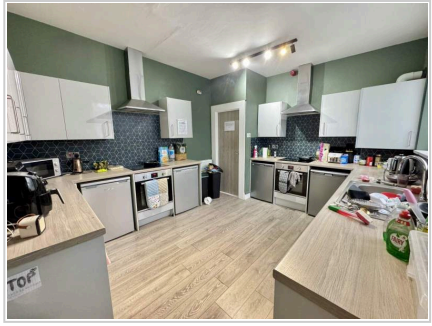
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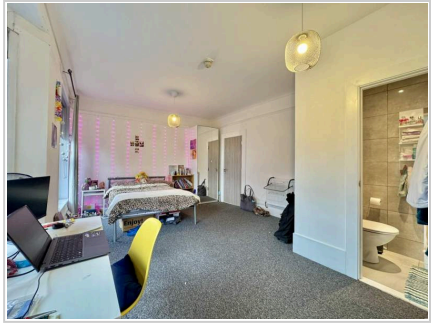
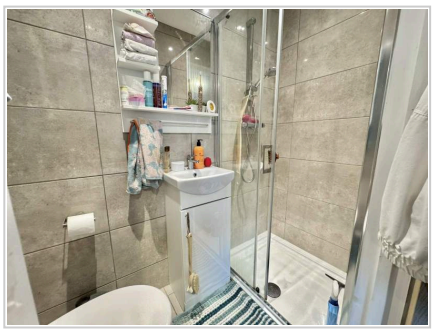
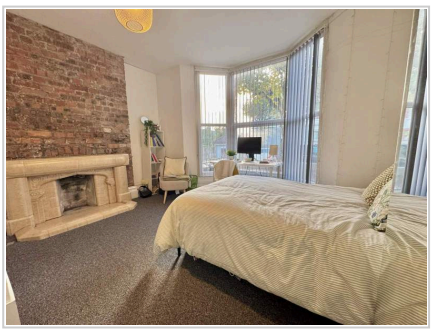
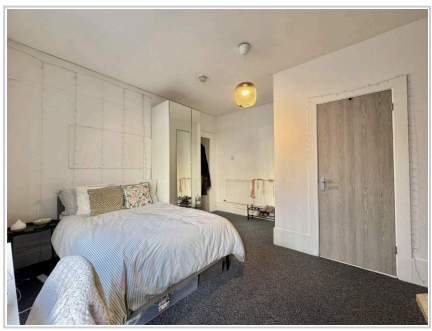
Tenure

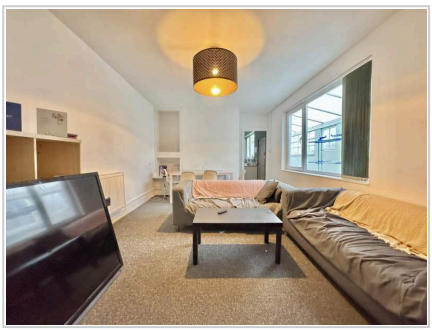
We are informed that the tenure is Freehold

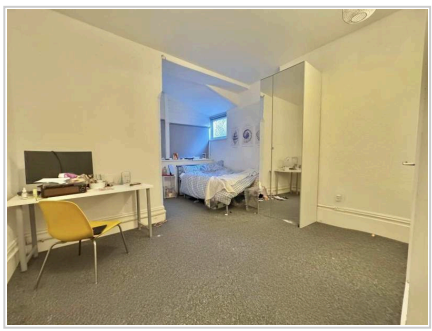
Council Tax

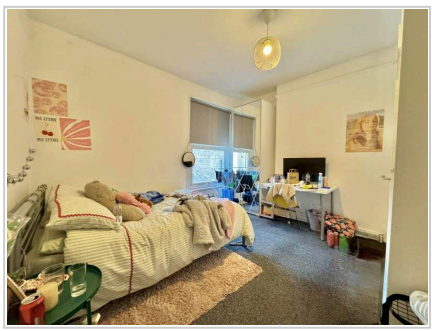
Band F









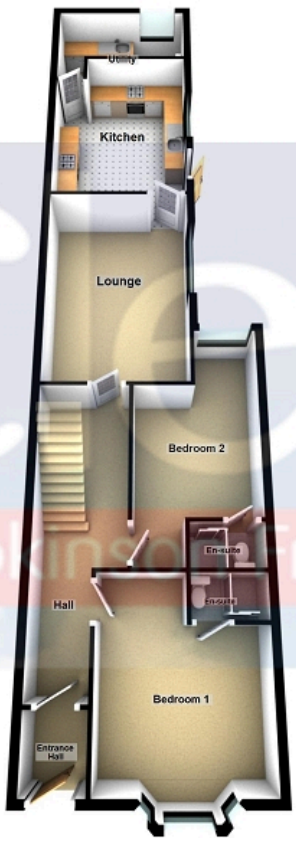




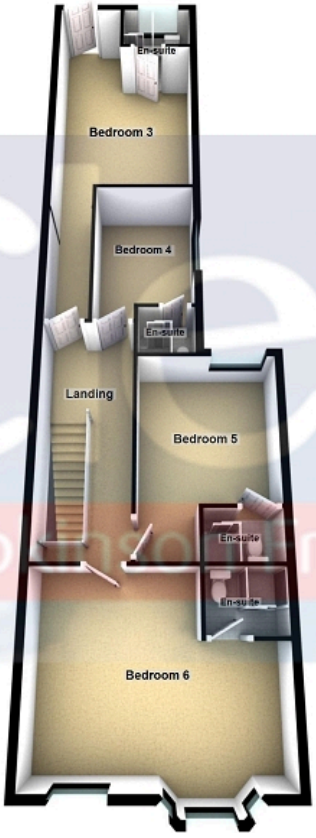





Ground Floor



First Floor



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