Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Brunswick Street
Swansea
City And County of Swansea

£399,995











- Seven bedroom Turn key investment property
- Four bathrooms
- Open plan modern kitchen lounge dining room
- Very well maintained * Parking to front
- Audited accounts showing consistent income
- Short cycle ride to University
- Walking distance to coastline
- Previously earning £38,400 gross per annum
- Off-road parking

Ref: PRM12305

Viewing Instructions: Strictly By Appointment Only

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General Description

A well presented and nicely maintained 7 bedroom turn key HMO investment opportunity previously earning a gross income of approx £38,400 per annum (bills included). Includes; Four shower rooms, communal lounge and kitchen. Audited accounts can be proven over many years. The property has an enclosed rear garden and driveway. The property is situated within walking distance of the coastline, city centre and a short bicycle ride away from Swansea University. HMO Licensed expiry Jan 2030.

Accommodation

Ground Floor

Entrance Hall

Bedroom 1 (14' 0" x 11' 6") or (4.27m x 3.50m)

Bedroom 2 (11' 9" x 9' 11") or (3.59m x 3.03m)

Shower Room

Living Area (17' 2" x 8' 8") or (5.23m x 2.65m)

Kitchen. (16' 6" x 9' 8" Max) or (5.04m x 2.94m Max)

First Floor

Bedroom 3 (13' 0" x 11' 7") or (3.95m x 3.52m)

Shower Room & WC

Bedroom 4 (11' 9" x 9' 10") or (3.59m x 3.00m)

Bedroom 5 (11' 1" x 8' 5") or (3.39m x 2.56m)

En-Suite Shower Room

Second Floor.

Bedroom 6 (13' 1" Max x 11' 7" Max) or (3.98m Max x 3.53m Max)

Shower Room & WC

Bedroom 7 (11' 9" x 9' 11") or (3.58m x 3.03m)

EXTERNALLY

To rear: enclosed rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:55

Tenure

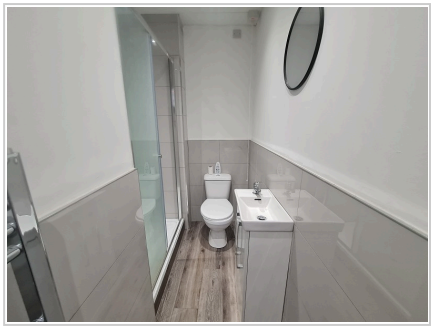
We are informed that the tenure is Freehold

Council Tax

Band E









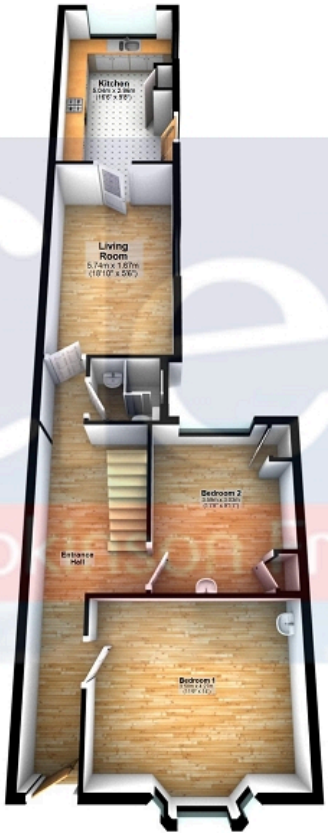









Ground Floor



First Floor



Second Floor



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