Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Page Street
Swansea
City And County of Swansea

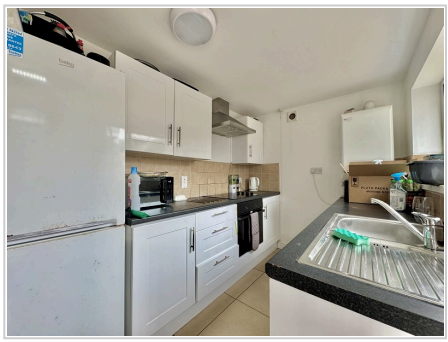
£225,000











- Six-bedroom HMO licensed investment property
- Situated in a prime central Swansea location
- Let to five students for the 2026/2027 academic year
- Income of £1,841.66 PCM (bills excluded)
- Front bedroom with en-suite shower room & kitchenette area
- Ground floor and first floor shower rooms
- Enclosed, low-maintenance rear garden with patio area
- Excellent access to Swansea University and local amenities
- Strong investment opportunity in a high-demand rental area

Ref: PRM12444

Viewing Instructions: Strictly By Appointment Only

0

General Description

A six-bedroom HMO licensed investment property situated in a highly convenient central Swansea location, offering an excellent opportunity for investors. The property is let to five students for the 2026/2027 academic year, generating an income of £1,841.66 PCM (bills excluded). An excellent investment opportunity in a strong rental location.

Accommodation

Ground Floor

Entrance Hall (25' 7" x 5' 11") or (7.80m x 1.80m)

Frosted UPVC door to front, under stairs storage, radiator.

Bedroom 3 (15' 5" x 13' 5") or (4.70m x 4.10m)

Double glazed bay window to front, laminate floor, radiator.

Bedroom 4 (11' 2" x 11' 2") or (3.40m x 3.40m)

Double glazed window to rear, laminate flooring, radiator.

Shower Room (6' 3" x 4' 3") or (1.90m x 1.30m)

Corner shower cubicle, wash hand basin, low level W.C, extractor fan, frosted double glazed window to side, radiator.

Lounge (13' 1" x 11' 10") or (4.00m x 3.60m)

Double glazed window to rear, laminate flooring, radiator.

Kitchen (12' 2" x 7' 3") or (3.70m x 2.20m)

Range of wall and base units with tile splash back, stainless steel sink, electric oven, electric hob, extractor fan, plumbing for washing machine, wall mounted combi boiler, tiled floor, double glazed window to side, UPVC door to side leading onto garden.

First Floor

Landing (13' 5" x 5' 11") or (4.10m x 1.80m)

Bedroom 1 (11' 10" x 9' 2") or (3.60m x 2.80m)

Double glazed window to front, range of wall and base units, stainless steel sink, laminate flooring, radiator, door leading to:

En-Suite

Shower cubicle, wash hand basin, low level W.C, extractor fan, vinyl floor, radiator.

Bedroom 2 (12' 6" x 10' 10") or (3.80m x 3.30m)

Double glazed window to rear, laminate flooring, radiator.

Bedroom 5 (13' 5" x 10' 10") or (4.10m x 3.30m)

Double glazed window to rear, laminate flooring, fire place, radiator.

Shower Room

Shower cubicle, wash hand basin, low level W.C, frosted double glazed window to side, radiator.

Second Floor.

Bedroom 6 (11' 2" x 16' 5") or (3.40m x 5.00m)

Double glazed window to rear, laminate flooring, wardrobe space, radiator.

External

Enclosed, low maintenance rear garden with patio, on road permit parking to front.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:54

Tenure

We are informed that the tenure is Freehold

Council Tax

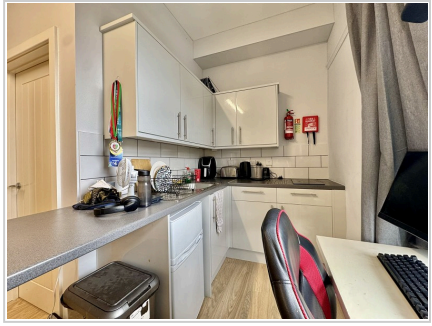
Band C









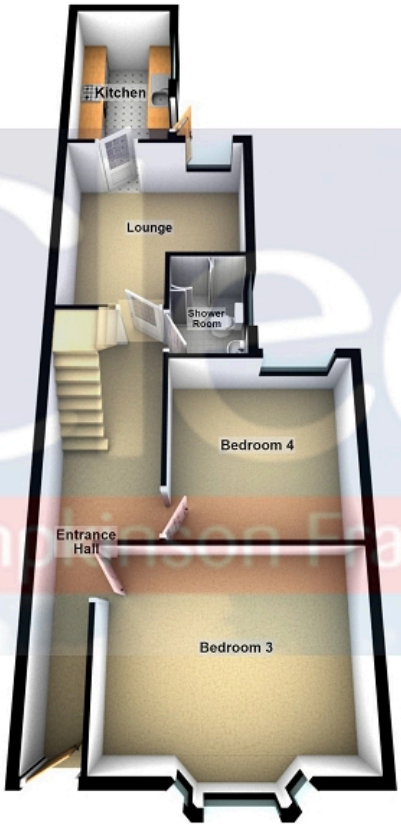





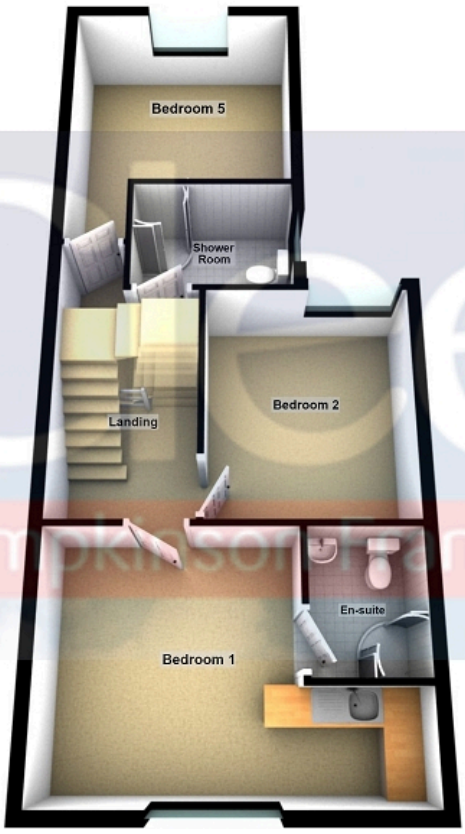




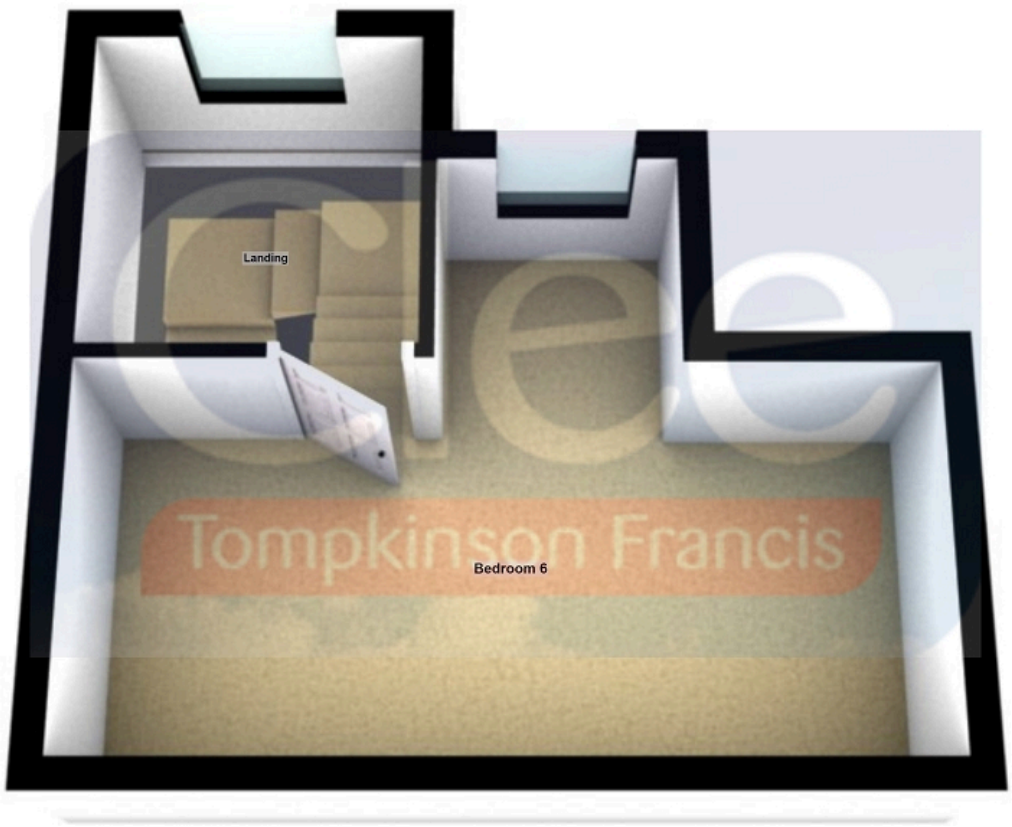

Ground Floor



First Floor



Second Floor



Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.