

FOR SALE

RESIDENTIAL INVESTMENT OPPORTUNITY



whozoo.

**CITY AND
COUNTY OF SWANSEA**

40 Carlton Terrace, Swansea SA1 6AE

Price £250,000



Property Type

RESIDENTIAL INVESTMENT



Size

1,851 FT²



Tenure

FREEHOLD



Borough

SWANSEA



Planning Granted

NO



Existing Use

SUI GENERIS

Tenanted



NO

Local Train Stations



Swansea (0.5 miles)
Swansea Queens Terminal (1.2 miles)
Liansamlet (4 miles)

Local Amenities



Quadrant Shopping (0.4 miles)
Swansea Arena (0.8 miles)
Swansea University (1.7 miles)

VAT Applicable



NO

Rateable Value

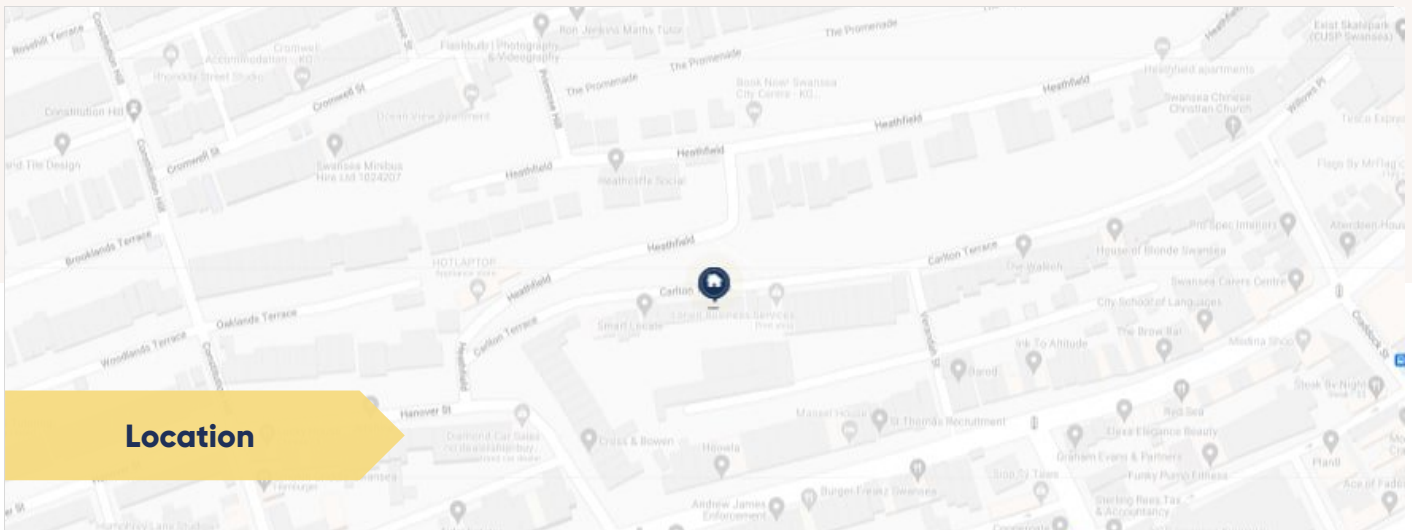


£4,125

EPC



YES



Location



Additional Information

Four story mid-terrace currently comprising of a 1 bed flat on the lower ground floor, a 1 bed flat on the ground floor and a 3 bed maisonette on the upper floors.

The property has a 3 year track record as a short term let and makes income of £30,000 net of fees from portals (booking/airbnb). This represents a 12% yield net of booking fees.

The property is near the City Centre, university, beaches, sports stadium and beaches. The area lends itself to HMOs, residential homes, student accommodation and short term lets due to the proximity to such amenities

The property previously had an HMO (license lapsed) but there is also opportunity to split title, refurbish or use for student accommodation etc.

Why Swansea?

Wales' 2nd City with large employers such as Amazon increasing housing demands;

University City with demand for student accommodation and visiting families

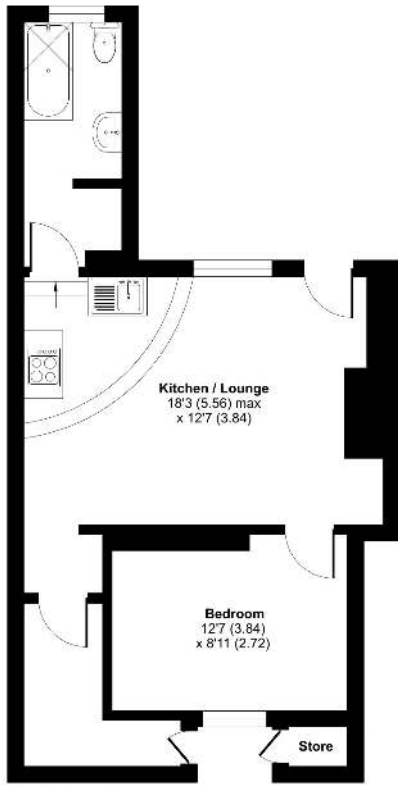
Swansea Arena attracts multiple visitors for concerts, shows and gigs;

Mumbles and Gower areas have beautiful beaches and thriving tourist industry.

FLOORPLANS

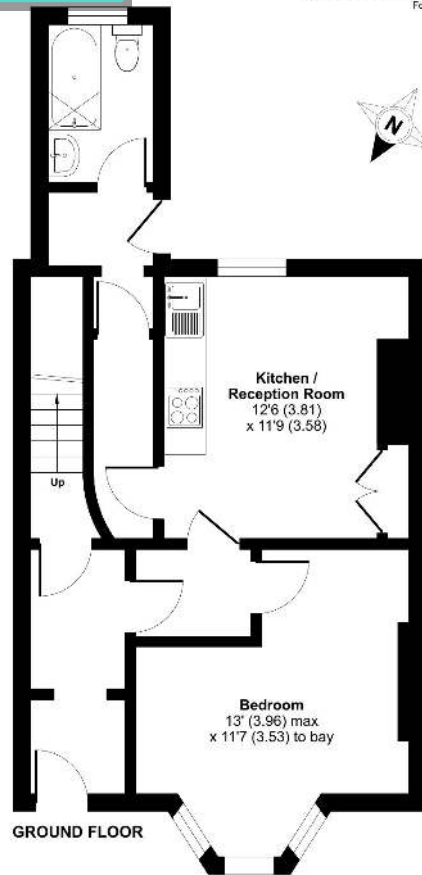
FLAT 1

Approximate Area = 477 sq ft / 44.3 sq m
 store = 6 sq ft / 0.5 sq m
 Total = 483 sq ft / 44.8 sq m
 For identification only - Not to scale

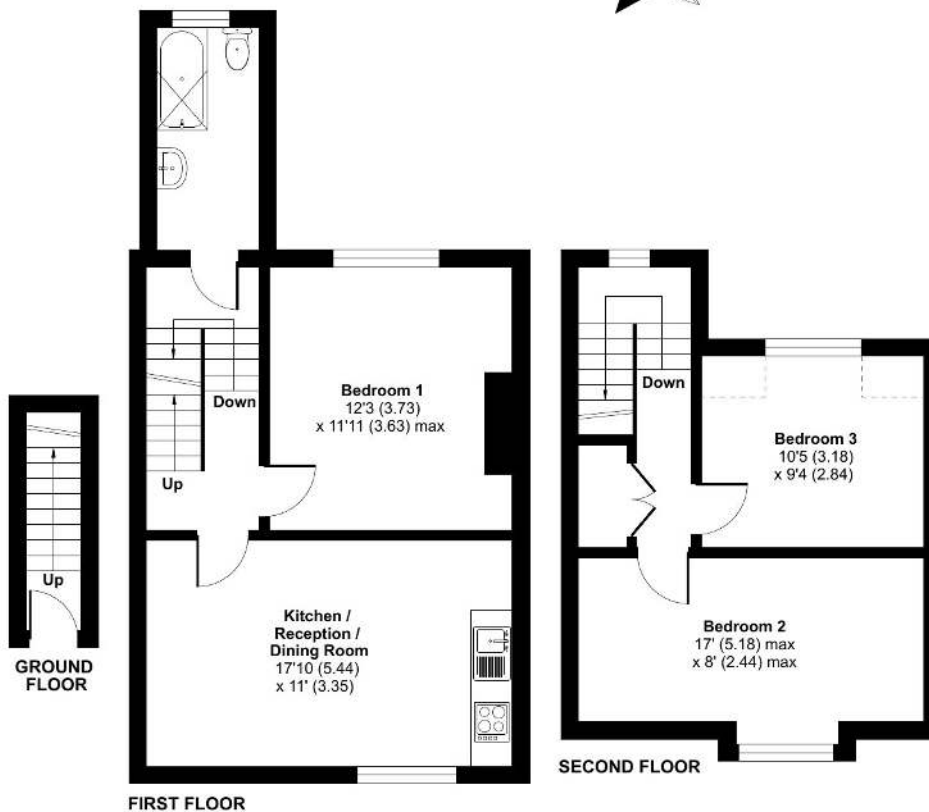


FLAT 2

Approximate Area = 519 sq ft / 48.2 sq m
 For identification only - Not to scale



FLAT 3



ACCOMMODATION SCHEDULE

UNIT	SIZE (SQM)	SIZE (SQFT)
Flat 1	44.3	483
Flat 2	48.2	519
Flat 3	78.8	849
TOTAL	171.3	1,851

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Commercial Property, Expertly Done



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