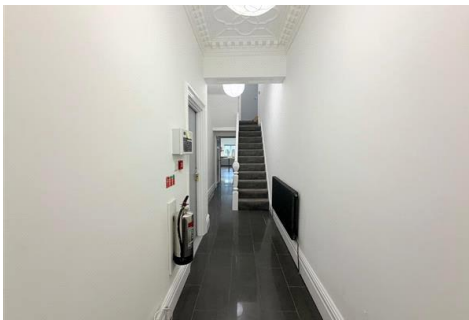




## 13 FINSBURY TERRACE, BRYNMILL, SWANSEA

### £3,500 PCM

🏠 FANTASTIC 7-BEDROOM HMO – BRYNMILL, SWANSEA –  
INDIVIDUAL ROOMS OR WHOLE PROPERTY AVAILABLE!

📍 13 Finsbury Terrace, Brynmill, Swansea, SA2 0AH

Smart Lettings are delighted to offer this impressive 7-bedroom HMO, situated in the highly sought-after Brynmill area of Swansea, providing an exce

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Smart Lettings are delighted to offer this impressive 7-bedroom HMO, situated in the highly sought-after Brynmill area of Swansea, providing an excellent opportunity for students, working professionals and groups seeking quality shared accommodation in a fantastic location.

Available to rent on an individual room basis or as a complete 7-bedroom property, this spacious accommodation is ideally suited to those looking for convenient and comfortable shared living, with excellent access to everything Swansea has to offer.

The property enjoys a superb position within easy reach of Swansea University's Singleton Park Campus, making it particularly attractive to students, whilst also benefiting from convenient access to Swansea city centre, the vibrant Uplands area, Singleton Park and the stunning Swansea Bay seafront.

Residents can enjoy a fantastic range of nearby amenities, including supermarkets, independent shops, cafés, restaurants, bars, leisure facilities and excellent public transport links connecting the property with the wider Swansea area.

Offering seven bedrooms in a popular and well-connected residential location, this property presents an excellent opportunity for individuals or groups seeking accommodation close to the university, local amenities and transport connections.

 7 Bedrooms | Individual Room Lets Available | Whole Property Considered | Excellent University Location | Fantastic Local Amenities

 Contact Smart Lettings today for further information, room availability or to arrange a viewing. Early enquiries are highly recommended!

Council Tax Band: Student Exempt (Swansea Council)

Deposit: £4,038.46

Holding Deposit: £804.59

Parking options: On Street

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: FTTC

### Hallway

Large hallway, grey polished porcelain tiles, white skirting boards, white walls, white ceiling, fuse box, meters, fire panel on wall and fire alarm, grey radiator, door to bedroom 1 and two, door to WC, door to kitchen/ diner, stairs to upper floors

### Bedroom 1

Grey door, brown wooden effect flooring, white skirting boards, white walls, white ceiling, Bay windows to front with grey roller blind, fireplace, white radiator, bed, wardrobe, chest of drawers and desk

### Bedroom 2

Grey door, brown wooden effect flooring, white skirting boards, white walls, white ceiling, window to rear with grey roller blind, fireplace, white radiator, bed, wardrobe, and desk

### WC

Grey door, grey polished porcelain tiles on floor and walls, white ceiling, white toilet, silver towel rail, white bowl sink with silver tap, small white window

### Kitchen/lounge

with living area : grey polished porcelain tiles, white skirting boards, white walls, white ceiling, white radiator, grey gloss kitchen units and cupboard with wood effect worktop, white tiles surround kitchen worktop, silver sink, two gas cookers, 2 ovens, integrated microwave, washing machine, boiler, large fridge, large freezer, breakfast bar

### Stairs

Grey carpet, white banister to first floor

### Landing

Grey carpet, white skirting boards, white walls and ceiling, door to bedroom 2, door to shower room, door to shower, steps to further rooms

### Bedroom 3

Grey door, brown wooden effect flooring, white skirting boards, white walls, white ceiling, window to rear with grey roller blind, white radiator, bed, desk, built in storage

### Shower

grey door with electric shower, neutral tiles

### Shower Room

Grey door, lino flooring, white tiles and white walls, white toilet, white sink with silver tap, corner shower with white tray, electric silver showerhead, extractor fan on wall, white frosted and textured window with grey roller blind, silver towel rail

### Stairs

Grey carpet, white banister to next floor

#### **Landing**

Grey carpet, white skirting boards, white walls, white ceilings, to bedroom four and five, , further steps to bedroom six and seven

#### **Bedroom 4**

Grey door, brown wooden effect flooring, white skirting boards, white walls, white ceiling, window to rear with grey roller blind, white radiator, bed , desk, built in storage

#### **Bedroom 5**

Grey door, brown wooden effect flooring, white skirting boards, white walls, white ceiling, window to front with grey roller blind, white radiator, bed , desk, built in storage

#### **Stairs**

grey carpet, white walls

#### **Landing**

Grey carpet, white skirting boards, white walls, white ceilings, to bedroom six and seven

#### **Bedroom 6**

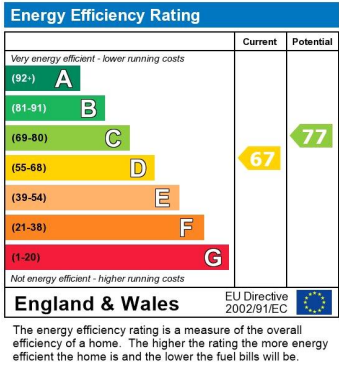
Grey door, brown wooden effect flooring, white skirting boards, white walls, white ceiling, one window, bed , desk, wardrobe

#### **Bedroom 7**

Grey door, brown wooden effect flooring, white skirting boards, white walls, white ceiling, one window, bed , desk, wardrobe



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.