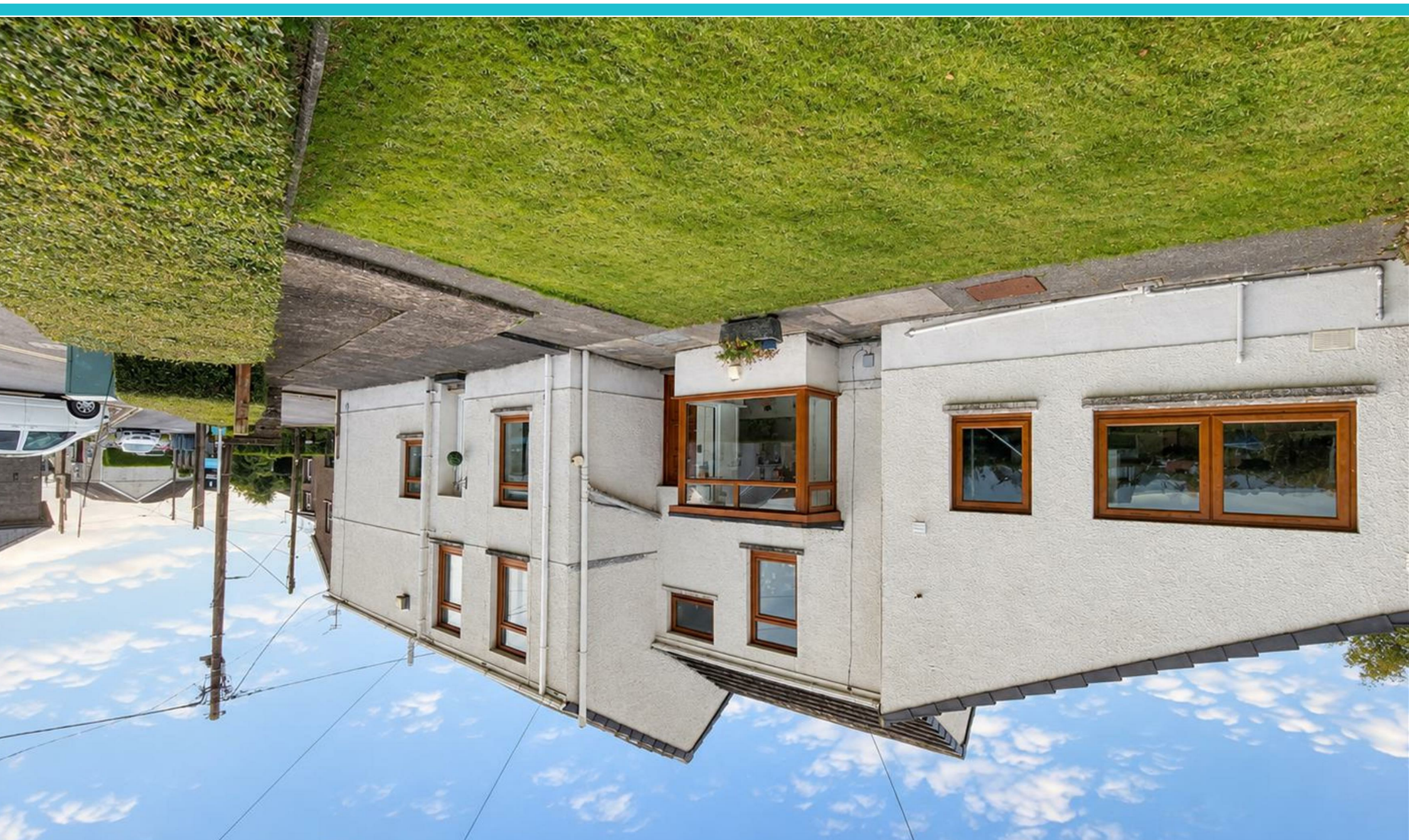
1 Bolgoed Road

Pontarddulais, Swansea, SA4 8JE

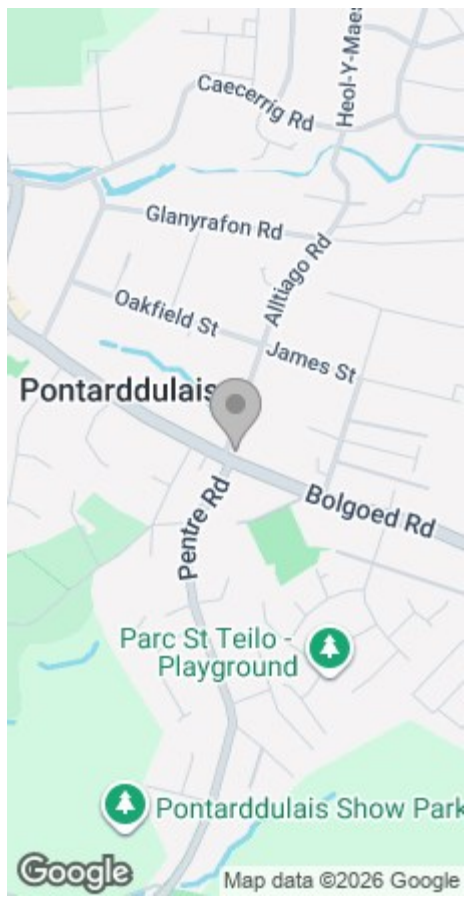
Offers Around £250,000

5 | 3 | 3

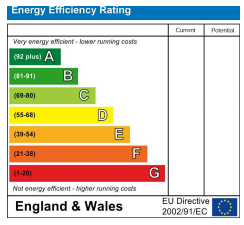


FLOOR PLAN

AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Situated on Bolgoed Road in the area of Pontarddulais, this property presents a unique opportunity for investors seeking a promising addition to their portfolio. This investment property currently features two, two-bedroom flats and one, one-bedroom flat, with one of the flats already tenanted, ensuring immediate rental income, presenting an opportunity for new tenants to move in and further enhance your investment returns. The location is ideal, with convenient access to local amenities and transport links, making it an attractive option for potential renters.

The combination of multiple rental units within a single property allows for diversified income streams. For those interested in the current rental income, please do not hesitate to contact our office for further details.







FULL DESCRIPTION

Flat 1 - 1 Bedroom

Hallway

Family Bathroom

Kitchen
9'10" x 8'2" (3.02m x 2.50m)

Lounge
14'8" x 10'10" (4.48m x 3.32m)

Bedroom 1
11'3" x 7'6" (3.43m x 2.30m)

Flat 2 - 2 Bedroom

Vestibule

Hallway

Living Room
14'9" max x 11'6" max (4.50m max x 3.51m max)













Kitchen
10'10" x 8'9" (3.31m x 2.68m)

Bedroom 1
8'8" x 7'8" (2.65m x 2.35m)

Bedroom 2
8'3" x 8'3" (2.53m x 2.52m)

Family Bathroom

Flat 3 - 2 Bedrooms

Hallway

Lounge
12'4" max x 9'4" max (3.77m max x 2.85m max)

Kitchen
12'3" max x 9'4" max (3.74m max x 2.85m max)

Family Bathroom

Bedroom 1
12'2" x 8'4" (3.72m x 2.56m)

Bedroom 2
7'10" x 6'5" (2.40m x 1.98m)

Council Tax Band for Flats
FLAT 1 - Council Tax Band = A
FLAT 2 - Council Tax Band = B
FLAT 3 - Council Tax Band = B

EPC for flats
FLAT 1 - EPC = D
FLAT 2 - EPC = D
FLAT 3 - EPC = E

Services
Mains gas, electricity, sewerage and water. You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





