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FRESH
Estate & Letting Agents



26 Montpelier Terrace, Swansea, SA1 6JW

Asking Price: £240,000

- Exceptional Investment Opportunity With Stong Rental Income
- Rare Income Producing Property In Sought After Residential Area
- 2 Off-Road Parking Spaces
- Arranged Over 3 Floors Comprising 3 Self Contained Apartments
- Convenient Access To Local Amenities And Transport Links
- Fully Furnished





Tel 01792 464757 Email sales@freshsales.co.uk

FRESH We deliver on Service ...

Entrance Communal Hallway

Entered via double glazed front door to small porch with wall mounted L2 fully integrated fire alarm system, wall mounted electric fuse-boards, inner half glazed door giving access to communal hallway giving access to all apartments.

Ground Floor Flat 1

Entered via front door to hallway with wall mounted telephone security door entry system, cupboard housing wall-mounted electric coin meter. and doors to:-

Lounge

4.36m x 4.27m (14' 4" x 14' 0")
A spacious, comfortable, and light-filled lounge featuring a large double-glazed bay window to the front aspect, allowing an abundance of natural light to flood the room. Thoughtfully designed fitted shelving within the recesses provides both character and practical storage, creating an inviting and airy living space ideal for relaxing and entertaining.

Inner Hallway

With doors to:-

Cloakroom

A two piece suite in white comprising low level W.C., wash hand basin and double glazed frosted window to side aspect.

Bedroom One

3.76m x 3.57m (12' 4" x 11' 9")
A spacious and light-filled master bedroom featuring two recessed alcoves, providing excellent space for fitted wardrobes. The room comfortably accommodates a double bed with bedside cabinets, as well as a chest of drawers. A double-glazed window to the rear aspect allows plenty of natural light while offering a pleasant outlook.

Kitchen

3.70m x 2.97m (12' 2" x 9' 9")
A superbly presented and stylishly appointed modern fitted kitchen, featuring an extensive range of high-gloss grey wall, base and drawer units complemented by contemporary chrome handles. Generous wood-effect work surfaces provide ample preparation space and incorporate a single drainer sink unit with mixer tap. Integrated cooking facilities include an electric cooker with a stainless steel extractor canopy over. The kitchen is further enhanced by part-tiled walls, attractive ceramic tiled flooring, a fridge/freezer as well as a dining table and chairs, creating an ideal everyday family dining area. Additional benefits include an automatic washing machine, a wall-mounted gas combination boiler supplying domestic hot water and gas central heating, a double-glazed window to the side elevation, and a door leading to the rear lobby.

Rear Lobby

With tile effect cushion flooring, double glazed door giving access to the side and rear garden, and dedicated off-road parking space. Further doors to:-

Bathroom

2.06m x 1.87m (6' 9" x 6' 2")
A two piece suite comprising an L shape panel bath with electric shower over and glazed side screen, vanity wash hand basin with storage cupboard space under, Respatex panel walls, tile effect cushion flooring, extractor fan and heated towel rail.

Bedroom Two/Dining Room

2.89m x 2.24m (9' 6" x 7' 4")
A good size second bedroom but suitable for many other uses such as sitting room or study/office with double glazed window to side aspect.

First Floor Landing Rear Flat 2

Entrance

Entered via front door to:-

Lounge/Kitchenette

3.68m x 3.04m (12' 1" x 10' 0")
A bright and well-presented open-plan lounge/kitchen, offering a comfortable living space ideal for modern lifestyles. The fitted kitchen comprises a range of matching base and wall-mounted units with colour-coordinated work preparation surfaces incorporating a single-drainer sink unit with mixer tap. Additional features include fridge-freezer, an automatic washing machine and an electric cooker, with attractive part mosaic-effect tiled splash backs. Cupboard housing wall-mounted electric coin meter. A wall-mounted gas combination boiler provides domestic hot water and gas central heating. The room further benefits from a double-glazed window to the side aspect and door to:-

Bedroom

2.91m x 2.67m (9' 7" x 8' 9")
With textured ceiling and double glazed window to side aspect.

Rear Lobby

With double glazed door giving access to fire escape leading to the rear of the property and further door to:-

Bathroom

1.83m x 1.70m (6' 0" x 5' 7")
A three piece suite in white comprising a panel bath with electric shower over, low level W.C., wash hand basin, tiled walls, heated towel rail and double glazed frosted window to side aspect.

First And Second Floor Front Maisonette Flat 3

Entrance Hallway

Entered via front door to hallway, with cupboard housing wall-mounted electric coin meter. and doors to:-







Cloakroom

With low level W.C., tile effect laminate flooring and double glazed frosted window to side aspect.

Bathroom

A two piece suite in white comprising panel bath with electric shower over, wash hand basin, part mosaic effect tiled walls and double glazed frosted window to front aspect.

Lounge

A beautifully light-filled reception room enjoying spectacular, uninterrupted views across Swansea Bay and towards Mumbles Head. A large double-glazed front-facing window perfectly frames the stunning coastal outlook, flooding the room with natural light throughout the day. Two attractive recessed alcoves add character and provide ideal space for display or storage, creating a welcoming and versatile living area from which to enjoy the exceptional sea views.

Kitchen

A modern and well-presented kitchen fitted with a range of matching base and wall units, complemented by colour-coordinated roll-top work surfaces providing ample preparation space. The kitchen incorporates a stainless steel sink unit, an automatic washing machine, electric cooker, a fridge/freezer, part-tiled walls, and attractive tile-effect cushion flooring. A wall-mounted gas combination boiler provides domestic hot water and gas central heating. A double-glazed window allows for plenty of natural light, creating a bright and practical space for everyday living.

Second Floor Landing

With double glazed window to rear aspect and doors to:-

Bedroom

A comfortable and characterful bedroom featuring an impressive vaulted ceiling, creating a wonderful sense of space and light. The room benefits from useful eaves storage and two Velux roof windows, with the front-facing window enjoying breathtaking panoramic views across Swansea Bay and towards Mumbles Head, providing a truly stunning coastal backdrop.

External

Externally, the property enjoys excellent rear access, which is conveniently approached via Rosehill Terrace. A purpose-built hardstanding provides secure off-road parking for two vehicles for Flat 1 and Flat 2, while steps lead to a private, low-maintenance rear garden with a fully concreted finish, ideal for those seeking easy outdoor living. The rear elevation also offers independent access to both ground-floor flat 1 and first floor rear flat 2, making the property particularly well-suited to multi-generational living or investment purposes.

Agent's Note

Rental Income Summary

The property comprises three rental units:

Ground Floor 2 Bedroom Flat 1 – £650 per month
First Floor Rear Flat 2 – £480 per month
First & Second Floor Front Maisonette Flat 3 – £600 per month

All units are let on Occupational Contracts and generate a combined rental income of £1,730 per month.

Annual Rental Income Calculation:

£1,730 × 12 months = £20,760 per annum

Total Gross Rental Income: £20,760 per year.

EPC for each Apartment:

Flat 1 - C - 72/78
Flat 2 - C - 72/78
Flat 3 - C - 76/78

Important Fee Information:

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase. Total payable upfront: £540, plus £15 per purchaser for AML / identity checks.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.







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Approx Gross Internal Area
175 sq m / 1887 sq ft



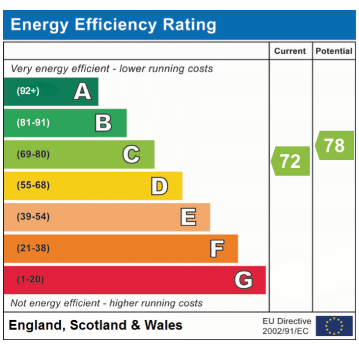
Ground Floor
Approx 74 sq m / 796 sq ft

First Floor
Approx 73 sq m / 785 sq ft

Second Floor
Approx 28 sq m / 306 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





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