

HUNTERS®

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Penprysg Road Lane

Pencoed, CF35 6SX

£310,000



Presenting an excellent opportunity for investors, this substantial detached development property comprises a block of four self-contained flats, each benefiting from long-term sitting tenants and delivering an impressive yield. The property is neutrally decorated throughout, providing a modern and contemporary feel that will appeal to tenants and investors alike.

Each flat offers its own reception room, kitchen, bedroom, and bathroom, making this property especially attractive for those seeking a fully occupied buy-to-let investment. The configuration ensures privacy and independence for all occupants, which is ideal for tenant satisfaction and long-term retention. The property's four reception rooms and four kitchens further enhance the sense of space and functionality, establishing the building as a standout investment prospect in the current market.

Situated in a desirable location, the property enjoys close proximity to excellent public transport links, providing effortless access to the wider area for residents. Local amenities are within easy reach, supporting a convenient lifestyle for tenants. For those who enjoy an active lifestyle, the surrounding area features picturesque walking routes and well-maintained cycling paths, further broadening the property's appeal.

This is a rare and lucrative buy-to-let opportunity that combines immediate rental income, tenant stability, and outstanding location benefits. Investors seeking a reliable addition to their portfolio will find this block of flats an exceptional prospect. For further information or to arrange a viewing, please contact our office at your earliest convenience.



General information

This detached self-contained property situated to the rear of Penprysg Road, consists of a common entranceway with 4 one-bed flats of approximately 35sqm to 40sqm each. Purpose built in 2018 in line with all Building regulations.

Details and tenancies:

- Flat 1 - 1 Bed Flat No Parking
Currently £625 per calendar month Periodic tenancy since May 2018
- Flat 2 - 1 Bed Flat with Parking and Garden and own entrance
Currently £650 per calendar month Periodic tenancy since May 2019
- Flat 3 - 1 Bed Flat No Parking
Currently £625 per calendar month Periodic tenancy since June 2018
- Flat 4 - 1 Bed Flat with Parking
Currently £640 per calendar month Periodic tenancy since December 2024

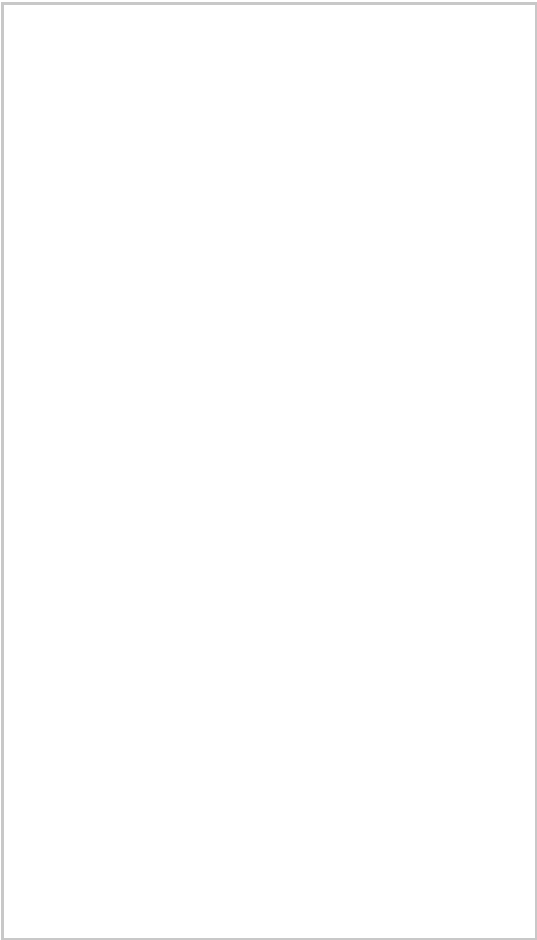
Total Annual Income: £30,480

Properties currently let as follows:
Three tenants have been in situ since 2018/2019, and the fourth tenant is new as of last year, being the daughter of an existing tenant. All tenants have paid their rent without fail and treat the property as their home. Each flat is equipped with a gas-combi boiler, which is serviced annually, and a water meter.

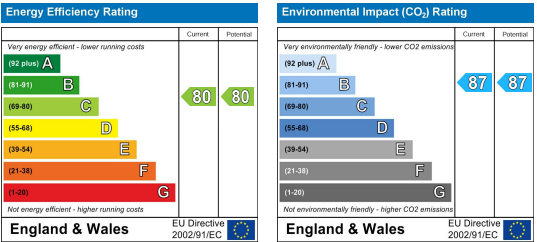
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.