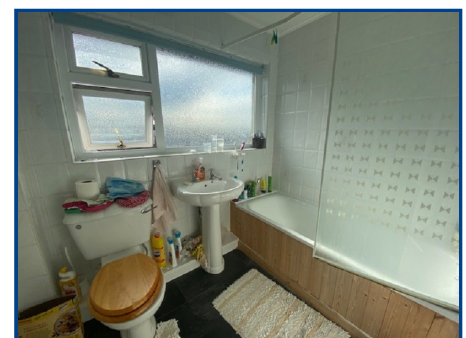


**Grove Lane
Penrhiwtyn
Neath.**

Price **£92,000**



- MID TERRACE PROPERTY
- LANDLORDS ONLY - SOLD WITH TENANT IN SITU
- 2 BEDROOMS
- 2 RECEPTION ROOMS
- BATHROOM TO THE 1ST FLOOR
- LOW MAINTENANCE REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DETACHED GARAGE
- CURRENT RENTAL INCOME £430 PCM

General Description

IDEAL INVESTMENT OPPORTUNITY FOR LANDLORDS!

2 Bedroom property situated in Penrhiwtyn Neath. To be sold with a long term tenant in situ, currently achieving £430.00 per calendar month revenue. Call us today to book a viewing.....

EPC Rating: C69

Grove Lane, Penrhiwtyn, Neath.

Property Description

Property offers; Entrance to hallway, cloakroom, 2 Reception room, kitchen to the ground floor. 2 Bedrooms & bathroom to the 1st floor. Low maintenance front & rear garden area, with detached single garage. Call us today to book a viewing.....

Entrance Hall

Entrance to hallway, storage cupboard housing meters & radiator.

Cloakroom/W.C. (5' 09" x 3' 08") or (1.75m x 1.12m)

Frosted window to the front, wall mounted hand basin, low-level WC.

Lounge (16' 02" x 10' 06") or (4.93m x 3.20m)

Window to the front, wooden fire surround with free standing gas fire with back boiler system for the central heating, under stairs storage cupboard, radiator.

Dining Room (10' 02" x 8' 05") or (3.10m x 2.57m)

Window to the rear, laminated flooring, radiator.

Kitchen (10' 08" x 10' 03") or (3.25m x 3.12m)

Window & door opening on to the rear garden. Wall & base fitted units, gas cooker point, plumbing for a washing machine, partially tiled walls.

First Floor Landing

Landing area, airing cupboard. Doors leading to;

Bedroom One (15' 08" x 9' 05") or (4.78m x 2.87m)

Window to the front, storage cupboard, radiator.

Bedroom Two (10' 02" x 12' 02") or (3.10m x 3.71m)

Window to the rear, built in wardrobes, radiator.

Bathroom (7' 07" x 5' 10") or (2.31m x 1.78m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC, fully tiled walls & flooring, radiator.

External

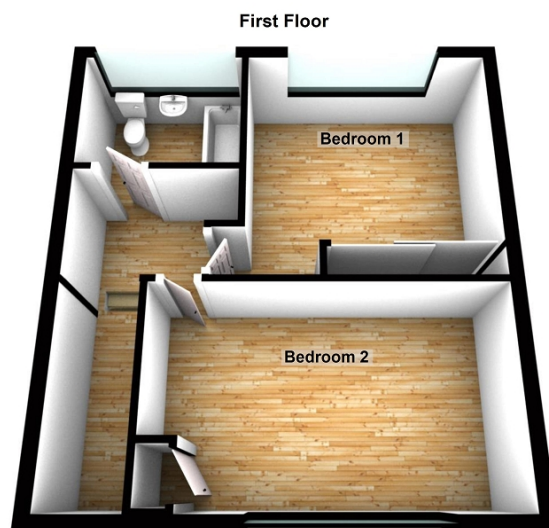
Low maintenance frontage. Enclosed rear garden with patio area & loose stones. Single garage.

Tenure

Freehold

Council Tax

B



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.