



## Neyland Path

£110,000

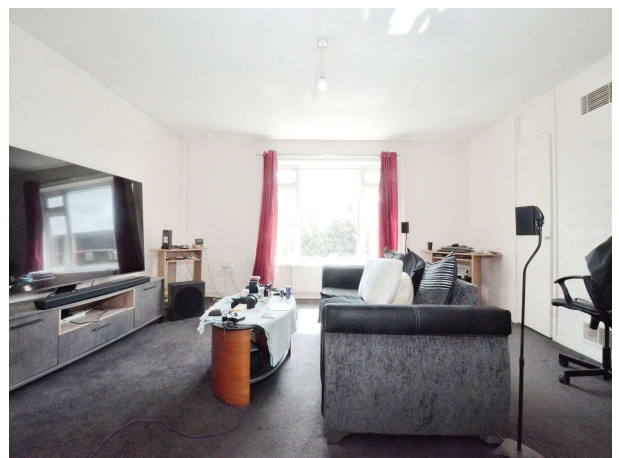
- Property being sold with sitting tenant
- Leasehold
- Walking distance to local Primary and Secondary Schools
- First floor flat
- Two bedrooms
- Council Tax B
- Just a short walk to Fairwater shops and local amenities
- Ideal investment opportunity
- EPC Rating: C





## About the property

This two-bedroom flat, ideal for investors, offers a great opportunity to add value through modernisation, with benefits including a 'C' EPC rating, excellent location with amenities, transport links, nearby schools, and steady rental income from a sitting tenant.





## Accommodation

### Entrance Porch

### Reception Room

15' 3" x 16' 1" ( 4.65m x 4.90m )

### Kitchen

7' 5" x 9' 6" ( 2.26m x 2.90m )

### Hallway

7' 2" x 2' 8" ( 2.18m x 0.81m )

### Bedroom One

12' x 12' 4" ( 3.66m x 3.76m )

### Bedroom Two

10' 9" x 12' 4" ( 3.28m x 3.76m )

### Bathroom

7' 4" x 5' 2" ( 2.24m x 1.57m )

### Outside

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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