



Swan Road

guide price £370,000

- 6x Two Bedroom Maisonettes
- Communal Parking
- Maximum Potential Rental Yield of 11.7% at Asking Price*
- Council Tax Band - A
- Great Access to local Amenities
- EPC Rating: Awaited



1 6 6



About the property

The ideal investment in Baglan, Neath Port Talbot. A block of 6 maisonettes in a highly sought after location with a fast moving rental market. At present, five of the six are to be sold with a tenant in situ and generating a current annual income of £26,700 and a maximum potential of £43,200! (*subject to condition and based on an estimate rental value of £600pcm per apartment). Each unit comprises of an entrance hallway, lounge/dining room, fitted kitchen, bathroom and two bedrooms with allocated parking and an entrance on the ground floor or via a galvanised steel staircase. The block has been well maintained by its current owner with recent refurbishment works completed. Please enquire for more details. Please note, measurements taken are based on one of the units and may vary.

Accommodation

Entrance Hallway

Lounge

12' 3" x 9' 4" (3.73m x 2.84m)

Kitchen

7' x 6' 9" (2.13m x 2.06m)

Bedroom One

9' 8" x 7' 9" (2.95m x 2.36m)



Bedroom Two

9' 8" x 6' 6" (2.95m x 1.98m)

Bathroom

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

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