



## Wynccliffe Gardens, £140,000

- One Double Bedroom
- Second Floor Apartment
- Juliette Balcony
- Allocated Parking Space
- Monthly Rental Income of £825
- EPC Rating: C







## About the property

Vacant possession in July 2025, currently generating a monthly income of £825 7% yield. A modern purpose built one double bedroom second floor apartment with an open plan lounge and kitchen with Juliette Balcony, upgraded shower room, an ideal first purchase or buy to let.

## Accommodation

### Entrance Hall

### Lounge / Kitchen

### Double Bedroom

### Shower / Wet Room





**Outside**

**Allocated Parking Space**

02920 618552

llanishen@peteralan.co.uk



## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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