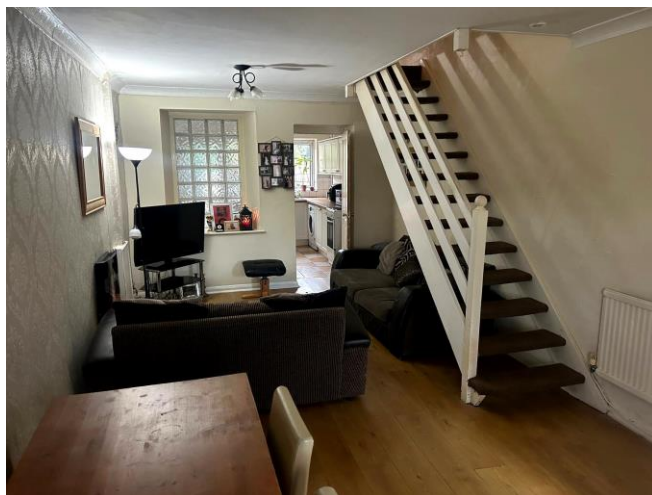




Llangyfelach Road, offers in excess of £110,000

- Council Tax B
- Sold With Sitting Tenants
- Sought After Location
- Good Transport Links
- EPC Rating: C



 2  1  1



About the property

For sale is this neutrally decorated, terraced house, ideal for investors looking for a promising property to add to their portfolio. The property, situated in a location with strong community ties, offers excellent connections to public transport links, while also being within close proximity to highly regarded local schools and a variety of local amenities.

The house is distinctly characterised by its open-plan layout, offering a spacious and modern living environment. The property comprises one reception room, a perfect place for relaxation or entertaining guests. This room is versatile and can be utilised to suit any lifestyle, whether you're looking for a comfortable living room or an inspirational home office.

The property offers two bedrooms, each one generously sized and neutrally decorated. There is also one bathroom, well-appointed and maintained to a good standard. This property falls within council tax band B, ensuring reasonable annual tax expenditure. Overall, this terraced house strikes an ideal balance between comfortable living and investment potential. Its blend of open-plan design, good location and neutral décor makes it a great find. Whether you're a first-time buyer or a seasoned investor, this property presents a fantastic opportunity in the heart of a thriving community. Please contact the Swansea branch on 01792 641481.



Accommodation

01792 641481

swansea@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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