



Neath Road, offers in the region of £120,000

- Council Tax - Band B
- EPC rating - D
- Near local amenities
- Great investment potential
- Three bedrooms
- EPC Rating: D



 3  1  1



About the property

This three-bedroom terraced property is now available for sale. It is ideally suited for investors, given its potential for improvement and an attractive return on investment. The property is currently in need of renovation, providing an excellent opportunity for buyers to put their own stamp on a classic British home.

Upon entering the property, you will find one reception room, offering a great space for entertaining or relaxation. The property also features a kitchen that is currently in need of updating. The property boasts three spacious bedrooms, offering ample living space for a family or for letting purposes. In addition, there is one bathroom, which, like the rest of the house, offers the potential for modernisation and personalisation.

The property is rated D on the Energy Performance Certificate (EPC), suggesting that there is room for enhancements in energy efficiency, which could lead to future cost savings. The council tax is in band B, which is a moderate rate, adding to the investment appeal of this property.

One of the main advantages of this property is its location. It is ideally situated close to public transport links, making it easy for residents to commute to and from work or school. Furthermore, it is near local amenities, ensuring that essential services and recreational activities are within easy reach.

This property, while requiring renovation, is a diamond in the rough, waiting for the right investor to realise its full potential.



Accommodation

Lounge 1

11' 2" x 14' 1" (3.40m x 4.29m)

Lounge 2

10' 4" x 12' (3.15m x 3.66m)

Dining Room

13' 1" x 9' 5" (3.99m x 2.87m)

Kitchen

9' 9" x 7' 3" (2.97m x 2.21m)

Hall

22' 4" x 5' 5" (6.81m x 1.65m)

Landing

14' 1" x 5' 9" (4.29m x 1.75m)

Bedroom 1

10' 7" x 12' 9" (3.23m x 3.89m)

Bedroom 2

11' 3" x 10' 4" (3.43m x 3.15m)

Bedroom 3

11' 3" x 6' 4" (3.43m x 1.93m)

Bathroom

14' 5" x 9' 6" (4.39m x 2.90m)

01792 641481

swansea@peteralan.co.uk

Floorplan



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