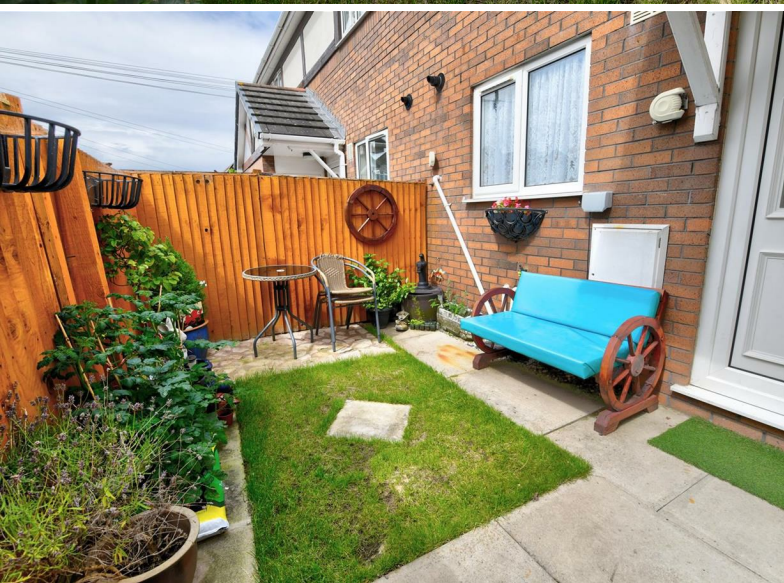
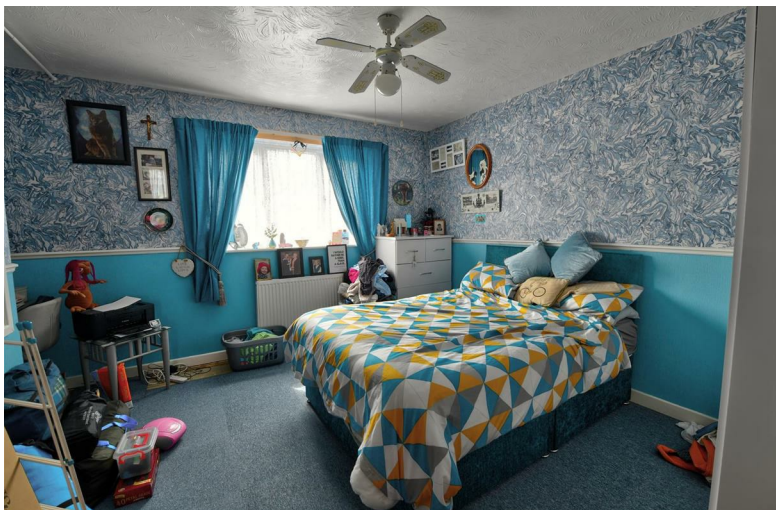


SIMPLY ESTATES



Cylendowie, Towyn Road, Belgrano, U22
£120,000



INVESTMENT: Are you in search of an investment property with a tenant in situ to expand your existing portfolio or take your first step into the world of investment? Look no further!

On offer is a two bedroom end terrace property for sale. Upstairs, you'll find two spacious double bedrooms along with a family bathroom. Downstairs, there's a comfortable lounge and a well-fitted kitchen. The property boasts double glazing and gas central heating, ensuring a cozy living experience.

Externally, there is a small garden and private car parking exclusively for the residents. The current yield stands at an impressive 6.25%, with a reliable tenant occupying the property since 2018. This is an excellent investment opportunity not to be missed!

Living Room

14'0" x 11'4" (4.28 x 3.47)

The lounge is of a generous size, with two uPVC windows that provide ample natural light as well as a feature fireplace. Recently decorated and fitted with new grey carpets.

Kitchen/Diner

7'11" x 12'2" (2.42 x 3.71)

Currently utilised as a kitchen dining space boasting a range of wall and base units and complimentary work surface. Includes integral electric oven & hob, radiator and various power points.

Main Bedroom

10'11" x 12'2" (3.34 x 3.72)

Spacious double bedroom, boasting a large window that floods the room with ample natural light. Equipped with central heating and multiple sockets.

Bedroom Two

8'1" x 12'5" (2.47 x 3.80)

Spacious second double bedroom with ample space for storage furniture.

Bathroom

5'6" x 8'3" (1.68 x 2.52)

Equipped with a fitted three piece suite, featuring half tiles that are complemented with a painted top section. Additionally, the bathroom offers the convenience of an electric shower.

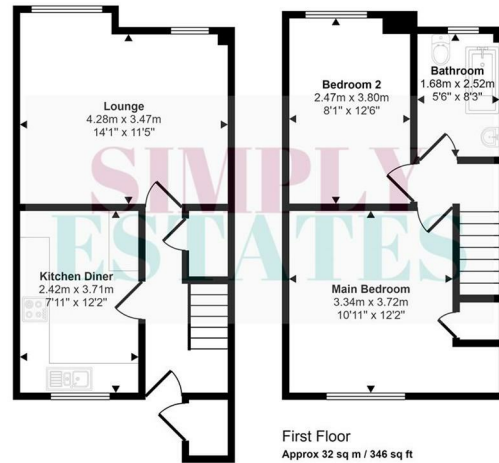
External

Low maintenance garden featuring flags and lawn, providing access to the property and connecting to Holland Drive through the gate.

Floor Area: 709.00 sq ft
Plot Size: 0.00 acre(s)
Tenure: Freehold
Council: Conwy Council
Band: C



Approx Gross Internal Area
66 sq m / 709 sq ft



First Floor
Approx 32 sq m / 346 sq ft

Ground Floor
Approx 34 sq m / 362 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Directions

From our Rhuddlan Branch follow A547 to Faenol Avenue in Abergele continue on to Dundonald Avenue/A548. Follow to Seafield Drive and turn left.

