

Flats 1-7, 124 Neath Road, Landore, Swansea, SA1 2LG

Offers Over £450,000

An exceptional investment opportunity for experienced landlords. This block of flats on Neath Road comprising seven self-contained units, the property is fully tenanted, with an annual income of £46,800 offering a consistent and attractive income stream from day one. Each flat is thoughtfully designed to maximise space and comfort, appealing to a wide range of tenants. The property also benefits from rear parking, providing added convenience for residents. Its strategic location ensures excellent access to local amenities, transport links, and the natural beauty of Swansea, further boosting its rental appeal. A standout addition to any property portfolio, this well-positioned block combines long-term stability with strong investment potential.

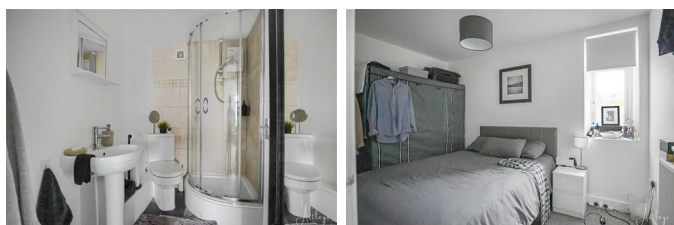
The Accommodation Comprises

Ground Floor

Flat 1 - (1 Bedroom)



Flat 1 Accommodation



Lounge/Kitchen
Bedroom
Shower Room

Flat 2 - (1 Bedroom)



Flat 2 Accommodation

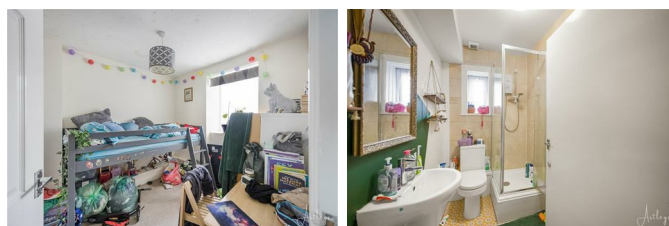


Lounge/Kitchen
Bedroom
Shower Room

Flat 3 - (2 Bedrooms)



Flat 3 Accommodation

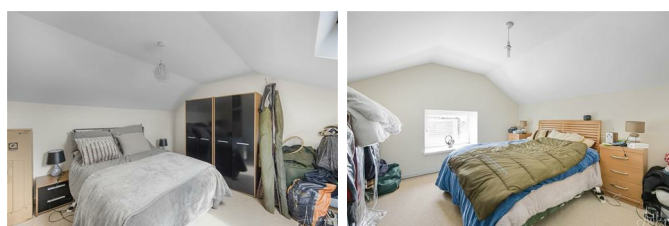


Lounge/Kitchen
2 Bedrooms
Shower Room

Flat 7 - (2 Bedroom Maisonette)



Flat 7 Accommodation



Ground Floor
Lounge/Kitchen
Bathroom
First Floor
2 Bedrooms

First Floor

Flat 4 - (1 Bedroom)

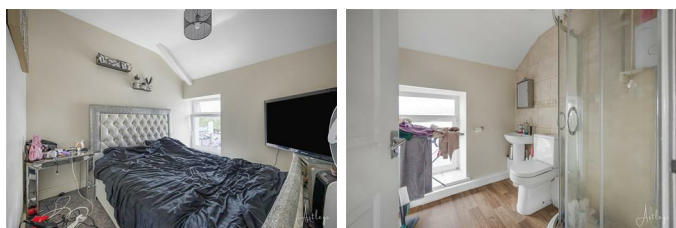
Flat 4 Accommodation

Lounge/Kitchen
Bedroom
Shower Room

Flat 5 - (1 Bedroom)



Flat 5 Accommodation



Lounge/kitchen
Bedroom
Shower Room

Flat 6 - (1 Bedroom)

Flat 6 Accommodation _ TBC

External

Parking



Agents Note

Tenure - Freehold

Council Tax Band - All 7 flats are band A

Services -

Mobile coverage - EE Vodafone Three O2

Broadband -Basic -12 Mbps Superfast 207 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability -BT Sky

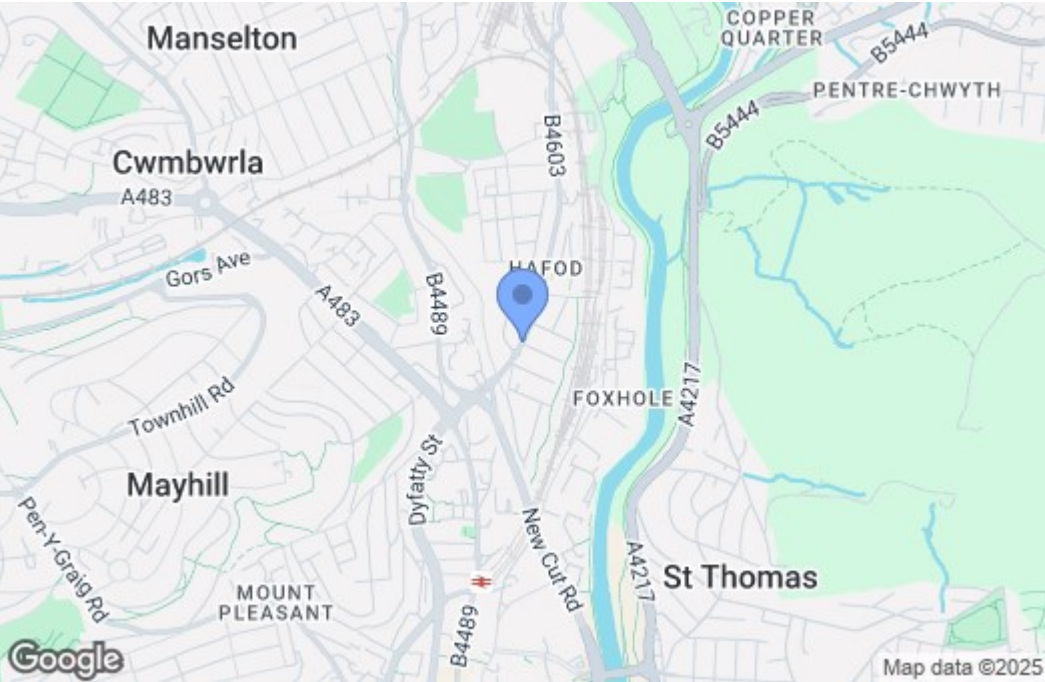
Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

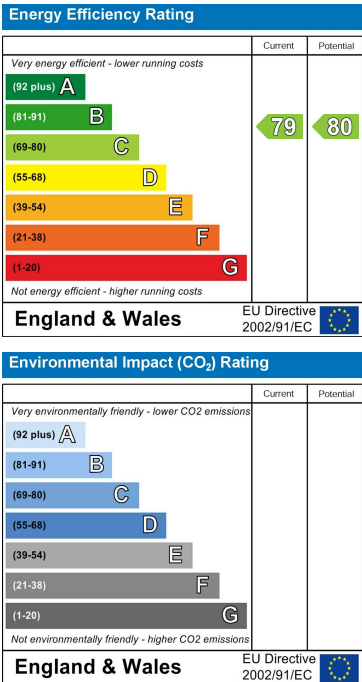
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.