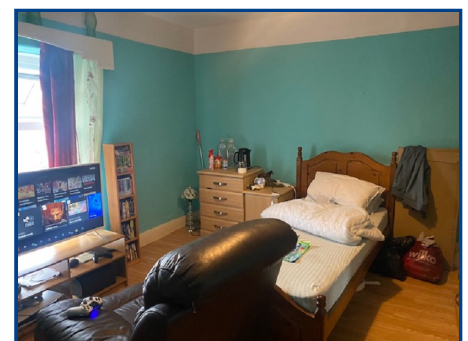


**Windsor Road  
Neath  
Neath Port Talbot.**

Price **£210,000**



- MID TERRACE PROPERTY
- HMO WITH 5 BEDROOMS
- COMMUNAL BATHROOM & KITCHEN
- COMMERCIAL BUSINESS TO THE GROUND FLOOR
- CAR PARK TO THE REAR
- IDEAL INVESTMENT OPPORTUNITY
- TOWN LOCATION



**EPC Rating: D67**

**General Description**

**IDEAL INVESTMENT OPPORTUNITY!  
CALL US TODAY TO VIEW!  
CTFCP**

## Windsor Road, Neath, Neath Port Talbot.

### Property Description

IDEAL INVESTMENT OPPORTUNITY!

Centrally located, mid terrace HMO accommodation, with 5 bed sits, communal kitchen & bathroom. Property also benefits from commercial shop to the ground floor & spacious car park area to the rear of the property, to accommodate several vehicles.

HMO Licence Reference - HIU/014650

Total Annual Income - £30,000. This is an ideal investment opportunity, HMO license recently renewed & all electrics. Call us today to book a viewing.....

CTFCP

### Shop Front (27' 7" x 13' 7") or (8.40m x 4.13m)

Double glazed door & window to the front. Reception area, three working stations, waiting area, two hand basins.

### Staff Room (12' 2" x 11' 2") or (3.71m x 3.40m)

Plumbing for a washing machine & dryer, stainless steel sink unit with work top, roof sky light.

### Back Room (8' 7" x 6' 8") or (2.61m x 2.03m)

Hand basin, double glazed door to the side.

### Cloakroom/W.C. (4' 1" x 3' 3") or (1.24m x 0.99m)

Low-level WC, double glazed window to the side.

### Landing One

Window to the rear, staircase to the 2nd floor. Doors leading to;

### Entrance

Side entrance to the accommodation, staircase leading to the first floor.

### Communal Kitchen (9' 09" x 9' 06") or (2.97m x 2.90m)

Window to the rear, wall & base fitted units, gas cooker point, sink unit, wall mounted gas central heating boiler, radiator.

### Laundry Room (12' 03" x 8' 06" ) or (3.73m x 2.59m)

Window to the rear, wall & base fitted units, sink unit, plumbing for a washing machine, partially tiled walls, radiator.

### Flat 1 (16' 09" x 9' 07" ) or (5.11m x 2.92m)

Window to the front, tiled feature fireplace, wall mounted hand basin, base storage units, laminated flooring, radiator.

### Flat 2 (14' 02" x 12' 07" ) or (4.32m x 3.84m)

Window to the front, wooden fire surround, laminated flooring, radiator.

### Landing Two

Window to the rear. Doors leading to;

### Communal Bathroom (12' 06" x 8' 04" ) or (3.81m x 2.54m)

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC, airing cupboard, storage cupboard, radiator.

### Flat 3 (14' 02" x 12' 01" ) or (4.32m x 3.68m)

Window to the front, laminated flooring, wall mounted hand basin, radiator.

### Flat 4 (12' 02" x 9' 10" ) or (3.71m x 3.00m)

Window to the front, tiled feature fireplace, wall mounted hand basin, laminated flooring, radiator.

### Flat 5 (12' 02" x 9' 08" ) or (3.71m x 2.95m)

Window to the rear, wall mounted hand basin, radiator.

### External

Car park area to the rear of the property to accommodate several vehicles.

### Services

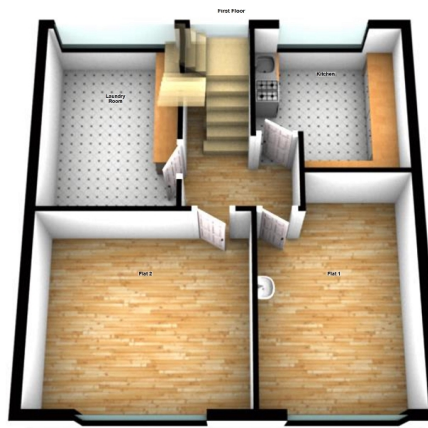
Mains drainage, mains water, mains electricity

### Tenure

Freehold

### Council Tax

Not Specified



### Important notice

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### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).