



Incline Row
Port Talbot, SA13 1TT

Guide Price £90,000

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MAIN FEATURES:

- Spacious First Floor Apartment
- Fitted Kitchen
- Lounge/Diner
- Two Good Size Bedrooms & Bathroom/wc
- Rear Garden
- Low Maintenance Charges
- Landlords Only - Paying Tenant in Situ

Situated in the heart of Port Talbot, this well-presented first floor flat on Incline Row, offers an excellent investment opportunity for landlords, with a tenant already in situ providing immediate rental income. The property features a fitted kitchen, a spacious lounge ideal for relaxing or entertaining, two good-sized bedrooms, and a bathroom/WC. Externally, there is the added benefit of a rear garden, offering useful outdoor space for tenants to enjoy. Further advantages include low maintenance charges, making this a cost-effective addition to any rental portfolio.

The flat is conveniently located close to local shops, schools and transport links, with easy access to the M4 corridor for commuting to Swansea, Cardiff and beyond. Nearby countryside and coastal attractions provide plenty of leisure opportunities, while Port Talbot town centre offers a range of amenities and services. This is a fantastic chance to acquire a ready-made investment in a popular residential area with strong rental demand and excellent local convenience.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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