



Llanvair Road, offers in excess of £150,000

- NO CHAIN
- SITTING TENANTS
- 3 Bedrooms midterrace
- On street parking
- Perfect investment opportunity
- Council tax band B
- EPC Rating: D



 3  1  2



About the property

This three bedroom mid terrace home presents an excellent investment opportunity and is being sold with sitting tenants in place, making it an ideal purchase for investors seeking an immediate rental return. Situated in a convenient and well established area, the property benefits from easy access to local amenities, public transport links and everyday services.

The ground floor offers two well proportioned reception rooms, providing flexible living and dining space that appeals well to tenants. The layout allows for comfortable day to day living, entertaining, or even the potential for a home working area. To the rear, we can find the family bathroom and the kitchen, which offers practical workspace and storage, with direct access to the garden.

Upstairs, the property features three bedrooms comprising two generous double rooms and a further single bedroom, ideal for families, sharers or long term tenants.

Externally, the home benefits from a good size rear garden, providing valuable outdoor space for tenants to enjoy. On street parking is available to the front of the property, adding further convenience.

With tenants already in situ, this property offers a hassle free investment with immediate income potential. The combination of multiple reception rooms, flexible bedroom accommodation and outdoor space makes it a consistently attractive rental option. Early viewing is recommended to appreciate the opportunity.



Accommodation

Hallway

Lounge

10' 3" x 10' 1" (3.12m x 3.07m)

Living Room

13' 6" x 11' 5" (4.11m x 3.48m)

Kitchen

11' 3" x 8' 11" (3.43m x 2.72m)

Landing

Bedroom 1

15' 3" x 10' 1" (4.65m x 3.07m)

Bedroom 2

12' 10" x 11' 5" (3.91m x 3.48m)

Bedroom 3

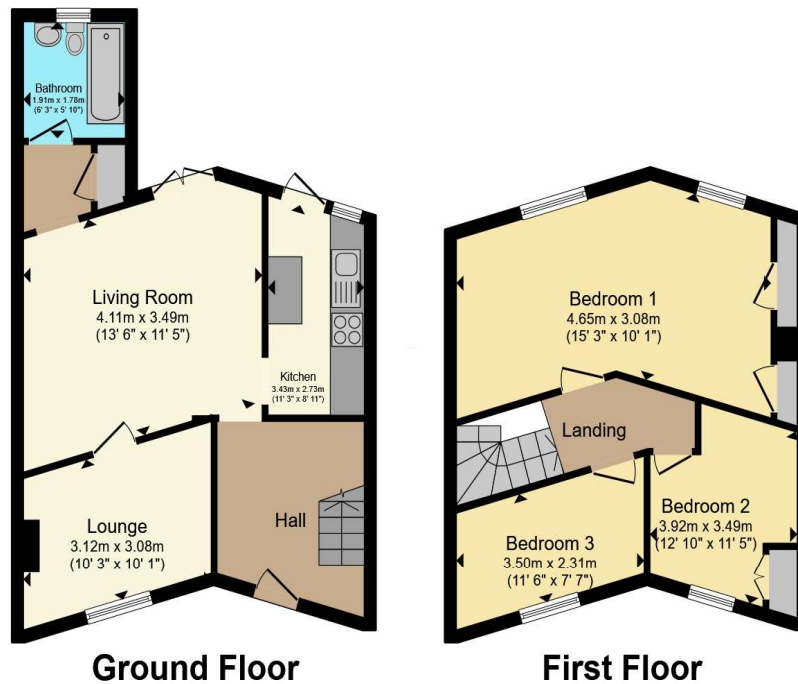
11' 6" x 7' 7" (3.51m x 2.31m)

Bathroom

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Floorplan



Total floor area 83.6 m² (900 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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