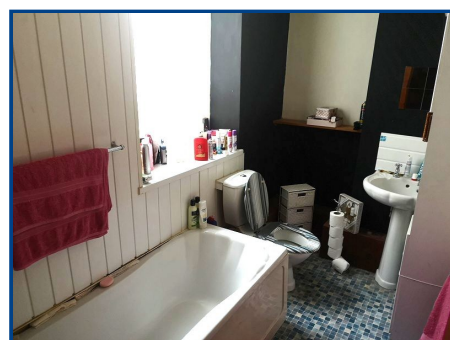
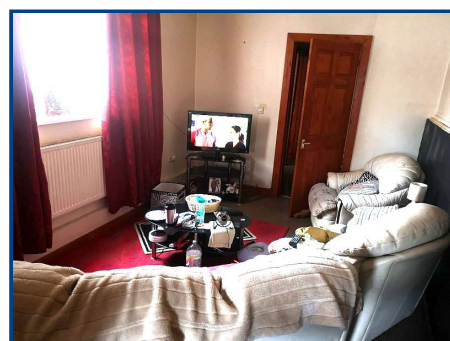
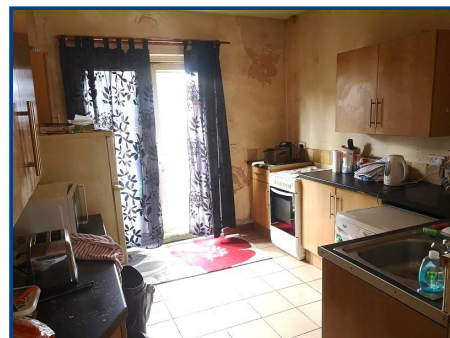


**Woodland Road
Neath
Neath Port Talbot.**

Price **£82,500**



- **IDEAL INVESTMENT OPPORTUNITY**
- **FIRST FLOOR FLAT / ONE BEDROOM**
- **CLOSE TO NEATH TOWN CENTRE**
- **COME WITH TENANT IN SITU**
- **VIEWINGS HIGHLY RECOMMENDED**
- **DOUBLE GLAZED THROUGHOUT**
- **POPULAR LOCATION**



General Description

INVESTMENT OPPORTUNITY - One Bedroom first floor flat, situated in a popular location within walking distance to Neath Town Centre. Sold with tenant in situ. Viewing is highly recommended, amazing investment opportunity.

EPC Rating: D65

Property Description

INVESTMENT OPPORTUNITY - Woodland Road, Neath is an end terraced property split into 2 x 1 bedroom flats. Situated in a popular location, within walking distance to Neath Town Centre, local amenities, bus and train station close by with easy access to the M4 Corridor. Can be purchased individually at £82,500 per flat, or purchased as one unit, two flats for £165,000. Current combined rental income of £10,660 per annum, rising to £11,180 per annum. Both flats comprises of lounge, kitchen, 1 bedroom and bathroom. The ground floor flat comes with a rear garden with is low maintenance. Both flats come with tenants in situ, sold with NO CHAIN. Ideal investment opportunity. Viewing's highly recommended.

First floor flat

Entrance Hall

Enter via double glazed door to front, stairs leading up to the first floor flat, split level landing.

Lounge (16' 6" x 11' 0") or (5.04m x 3.35m)

Two double glazed windows to front, radiator.

Bedroom (11' 8" x 10' 8") or (3.56m x 3.24m)

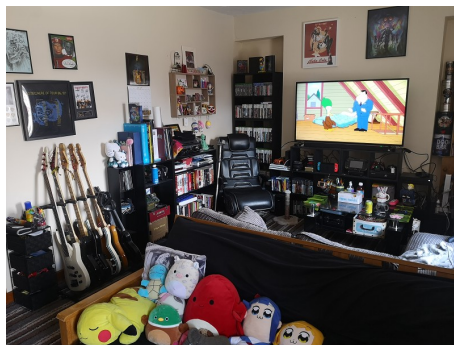
Double glazed window to side, radiator.

Bathroom (15' 3" x 7' 1") or (4.66m x 2.15m)

Two double glazed windows to side, panelled bath, wash hand basin, w.c, vinyl flooring, radiator.

Kitchen (10' 7" x 9' 11") or (3.22m x 3.01m)

Double glazed window to rear, range of wall and base units with work tops over, stainless steel sink unit, space for cooker, plumbing for washing machine and space for tumble dryer, space for fridge freezer, vinyl flooring, radiator.



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.