



## Bridgend Road, £50,000

- For Sale by Public Auction - Tuesday 19th May
- Rental income currently £650pcm
- Great addition to your portfolio
- Council Tax Band A
- Prime High Street Location
- EPC Rating: D





## About the property

**\*\*For Sale by Public Auction - Tuesday 19th May\*\***

An excellent cash investment opportunity, benefiting from an established tenant in situ delivering a strong rental return.

This well-presented one-bedroom first-floor apartment is ideally located in the heart of Aberkenfig village, perfectly positioned for access to an excellent range of local amenities including restaurants, bars, and independent shops. Tondy train station is also conveniently close, offering great transport links.

An ideal buy-to-let investment, the property benefits from an established tenant in situ, currently generating a rental income of £650pcm, providing an immediate return for investors.

The home also benefits from a low annual ground rent, further enhancing its appeal.

The accommodation comprises: a shared entrance hallway, an open-plan lounge/kitchen, a double bedroom, and a bathroom. Externally, there is access to a shared courtyard garden to the rear.

Please note: the property is currently occupied. The photographs shown were taken prior to occupation and are for illustrative purposes only. and Tondy train station.





## Accommodation

### Entrance Hallway

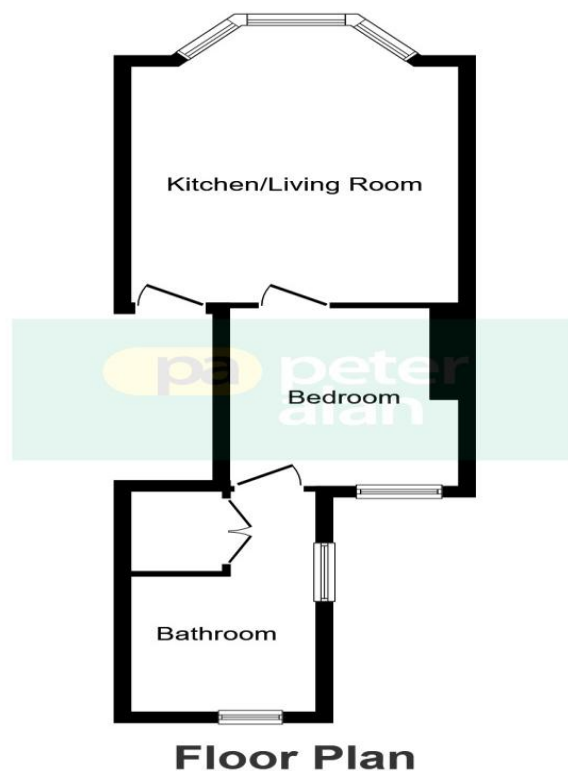
### Lounge/Kitchen

13' 6" plus bay recess x 11' 2" ( 4.11m plus bay recess x 3.40m )

### Bedroom

10' 2" x 8' 5" max ( 3.10m x 2.57m max )

## Floorplan



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let