

Bolgoed Road, Pontarddulais Swansea

guide price £180,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No onward chain
- EPC Rating: D



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peter alan

01792 894422
gorseinon@peteralan.co.uk

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About the property

A fantastic opportunity to acquire a block of three self-contained flats in a highly desirable location, offering excellent rental income potential and long-term investment appeal. The building comprises one one-bedroom flat and two two-bedroom flats, with Flats 1 and 3 situated on the ground floor and Flat 2 occupying the first floor.

Currently, one flat is tenanted, providing an immediate income stream, while Flats 1 and 3 are vacant, presenting an excellent opportunity for an investor to let at current market rates or for owner-occupiers looking to generate additional income.

Externally, the property benefits from ample off-road parking to the side, adding further appeal for tenants. Conveniently positioned close to local amenities, transport links, and everyday conveniences, this is a rare

Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

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 fitments 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.

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