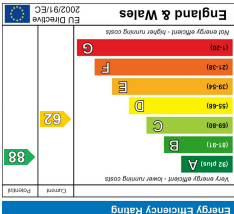
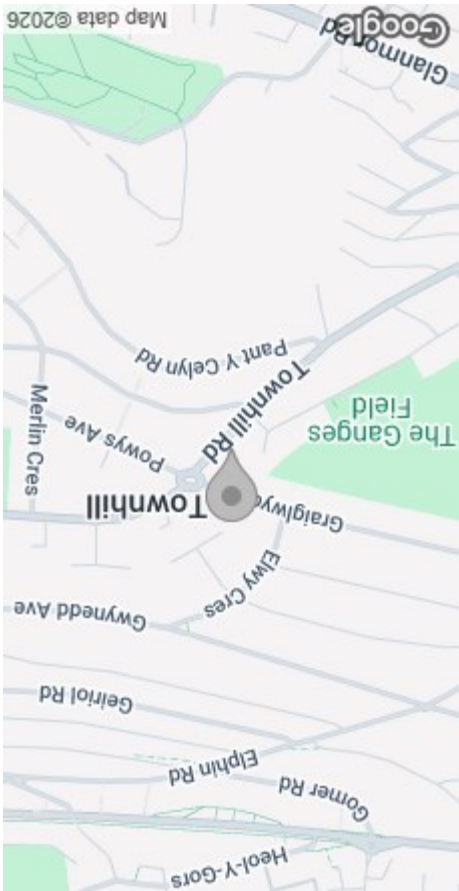


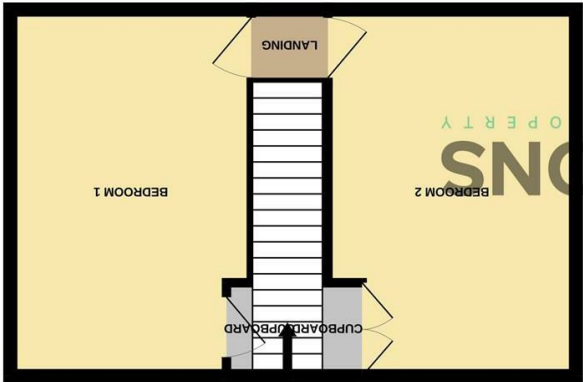
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



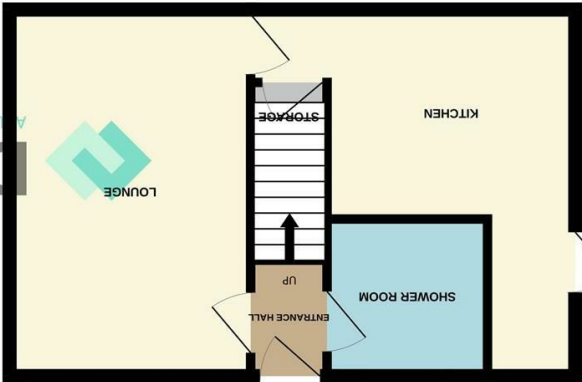
EPC



AREA MAP



1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.

FLOOR PLAN



122 Townhill Road

Cockett, Swansea, SA2 0UU

Asking Price £130,000

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D

GENERAL INFORMATION

Investment Opportunity – (Tenant In Situ) - Income £850 per calendar month.

In immaculate condition, this beautifully presented two-bedroom property is ideally located in the convenient area of Cockett, Swansea. The home has been recently renovated and is well-maintained by the current tenants, offering an excellent rental yield and a ready-made investment opportunity.

Situated within easy reach of local amenities including Fforestfach Retail Park, Cwmdu, and Sketty Cross, as well as Penllergare Woods and Tycosh College, the property also benefits from being less than a minute’s walk to local shops, a post office, and takeaways.

The accommodation comprises: Spacious lounge, Modern kitchen/breakfast room, Contemporary family shower room and two generous double bedrooms upstairs. Externally, the property offers a rear garden and side access.

This property is an ideal investment for landlords seeking a turnkey buy-to-let with tenants already in place.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALL

LOUNGE
14'4" x 10'4" (4.39 x 3.16)

KITCHEN/BREAKFAST ROOM
13'1" x 12'5" (4.01 x 3.79)

SHOWER ROOM

FIRST FLOOR

LANDING

BEDROOM 1
15'3" x 10'5" (4.66 x 3.19)

BEDROOM 2
15'3" x 10'1" (4.65 x 3.09)



REAR GARDEN
Laid to lawn with small patio area.

TENURE
Freehold

EPC
D

COUNCIL TAX
B

SERVICES
Mains gas, electric, water (billed) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

ADDITIONAL INFORMATION
Tenant In Situ - Income £850 per calendar month.

This property is ex-local authority.

