



Whitting Street, Ynyshir, Porth, CF39 0EB

£130,000



- South-Facing Garden
- Modern Fitted Kitchen
- Sold with tenant in situ
- Combi Boiler
- Generous Living Space
- Upstairs Bathroom
- Walking Distance to Town Centre
- Investment Opportunity

Description...

James Douglas are delighted to welcome this three bedroom terrace investment property to the market. Set in the ever popular area of Ynyshir, Porth. The perfect purchase for any prospective investor. In brief terms the accommodation comprises an entrance hallway, living/dining room and kitchen on the ground floor. Upstairs there are two double bedrooms, a single bedroom and a family bathroom. Mains gas fired central heating and UPVC double glazed throughout. On-street parking. A small south-facing courtyard garden space with rear access. EPC C potential B. Council tax band A.

****INVESTMENT OPPORTUNITY****

****MODERN THROUGHOUT****

****NO ONWARD CHAIN****

****£850PCM INCOME AT £130,000 GIVES 7.84% yield****

Whitting Street is within close proximity of Porth town centre or within a couple of minutes drive. Porth town centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ynyshir Primary School & Ysgol G.G. Llwynceilyn with the local high school being Porth Community School. There is a useful mainline railway station in Porth town centre. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

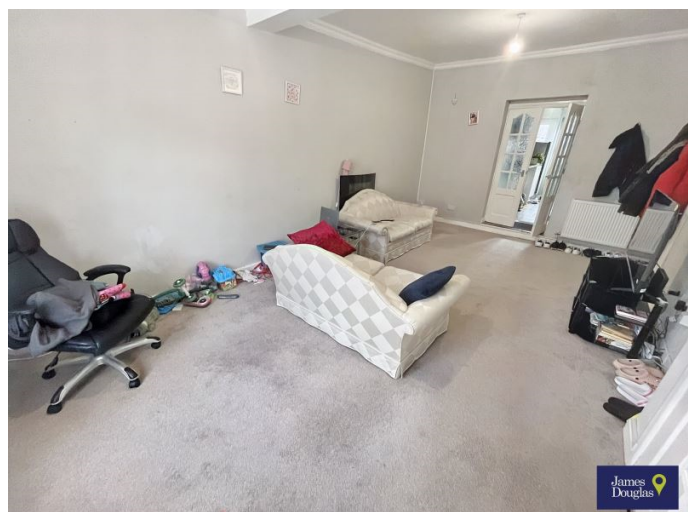
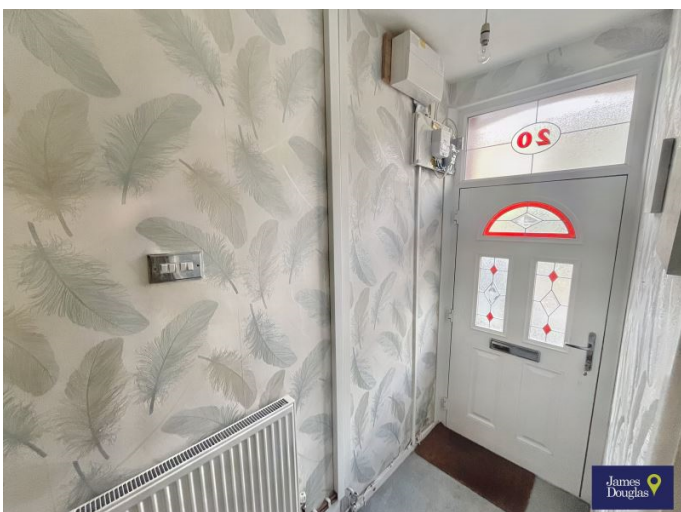
Tenure: Freehold

EPC: C

Council Tax Band: A

Accommodation...

- Entrance Hallway
- Living/Dining Room
- Kitchen
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





Floorplan

Approx Gross Internal Area
73 sq m / 782 sq ft



Ground Floor
Approx 39 sq m / 415 sq ft

First Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			89
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		