

Clifton Cottage, Clifton Terrace, Llandysul SA44 4BY

Private Treaty £122,000 Freehold

FOR SALE | AR WERTH



Description

****Investment Opportunity** **2 x Self contained apartments**** Swift Property Services are pleased to offer this investment opportunity comprising of a ground floor two bedroom apartment and first floor one bedroom apartment situated within Llandysul, Ceredigion. The properties generate a combined annual rental income of £9000 equating to an attractive yield of over 7%. The property is well positioned, close to local amenities in the town including shops, cafes, schools and leisure centre. The market town of Carmarthen is approximately fifteen miles away and the picturesque, Ceredigion coastline approximately thirteen miles north. The ground floor apartment is set over two floors comprising of a hallway, bedroom, kitchen and shower room with wc/wash hand basin. The first floor comprises of a bedroom and living room. The second apartment is situated on the first floor comprising of one bedroom, living room, kitchen and shower room. Both flats have electric heating. The properties are registered and metered independently. Please see our virtual tour for a good insight as to what this property has to offer. To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Flat 1 : Access to side of building through a wooden gate which opens to the enclosed rear garden and a door into the entrance hall.

Entrance Hall: Access via uPVC double glazed door. Stairs to first floor landing. Doors to kitchen, bedroom and shower room. Electric radiator. Wood effect laminate flooring. Emergency lighting.

Kitchen: 3.33m (11'0") x 4.46m (14'8") uPVC Double glazed window to fore. Range of base and wall units. Plumbing for a washing machine. Part tiled walls. Electric radiator. Emergency lighting. Fire sprinkler. Electric cooker. Tiled floor. Door to entrance hall.

Bedroom: 3.10m (10'3") x 2.86m (9'5") Door to Entrance hall. Window to side elevation. Carpeted floor. Electric radiator.

Shower Room: 2.83m (9'4") x 1.84m (6'1") Door to entrance hall. WC. Wash hand basin. Bath with shower over. Electric fan heater. Wood effect lino flooring. Part tiled walls. Towel rail. Shaver point.

First floor landing: Stairs down to entrance hall. Doors to bedroom and living room. Smoke detector. Fire sprinkler.

Bedroom 2: 4.58m (15'1") x 3.02m (9'11") Door to landing. uPVC double glazed window to rear elevation. Electric radiator. Carpeted floor. Fire sprinkler.

Living Room: 3.33m (11'0") x 4.46m (14'8") Door to landing. uPVC double glazed window to fore. Electric radiator. Carpeted floor. Electric fire and surround. Alcoves. Fire sprinkler.

Externally : Flat 1 benefits from an enclosed, rear, south facing garden with patio and gravel areas. On street parking to the fore.

Flat 2: Access via street to fore. uPVC wood effect part double glazed door opening to a small entrance hall with stairs leading up to a first floor landing.

Landing: Stairs down to hall. Doors to living room, bedroom and bathroom. Smoke detector. Fire sprinkler. Carpeted floor.

Living Room: 2.95m (9'9") x 3.20m (10'6") Door to landing. Opening to kitchen. uPVC double glazed window to rear. Electric radiator. Carpeted Floor.

Kitchen: 2.39m (7'11") x 2.31m (7'7") Opening to living room. Window to rear. Range of base and wall units. Electric cooker. Plumbing for a washing machine. Freestanding electric cooker. Space for a fridge freezer. Smoke detector. Extractor fan. Fire sprinkler.

Bedroom: 2.95m (9'9") x 3.27m (10'9") Door to landing. uPVC double glazed window to fore. Fire sprinkler. Carpeted floor.

Bathroom: 2.49m (8'3") x 1.69m (5'7") Door to landing. WC. Wash hand basin. Bath. Tiled walls. Wood effect Lino flooring. Airing cupboard.

Tenure: Freehold.

Services: Electric heating, mains water and sewerage. Both flats are registered, accessed, supplied and metered independently. Both flats come under council tax band "B".

Local authority - Ceredigion county council.

EPC: Flat 1 - E / 52. Flat 2 - D / 68.


Rental Terms: Both properties are tenanted and let on individual AST's (assured shorthold tenancy). Flat 1 is let at £390 per calendar month. Flat 2 is let at £360 per calendar month. The properties generate a combined annual rental income of £9000 equating to an attractive yield of over 7%.

Viewings/Enquiries: To arrange a viewing please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk .

Property Features

- Close to local amenities
- On Street Parking
- Investment property - comprising of two apartments
- Garden
- Chain Free

EPC Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983