



Ty Capstan, Rhodfa'r Gwagenni, Barry CF63 4AU

welcome to

Ty Capstan Rhodfa'r Gwagenni, Barry

CALLING ALL BTL INVESTORS Ground floor, one-bedroom apartment with allocated parking. Current gross yield is 8.67% with tenant in situ, so incredible investment opportunity. Call us now on 01446 747878 for more info.

Entrance

Via front door into entrance hall with two built in store cupboards, telephone entry system, wall-mounted electric heater, power points. Doors to all rooms.

Lounge / Diner

20' 3" max x 11' max (6.17m max x 3.35m max)
The living area has a double glazed window to the rear, electric storage heater, telephone point, TV aerial point and power points.

The open plan kitchen offers wall cupboards and base units with complimenting worktops over and stainless steel sink unit with mixer tap and drainer. Integral electric oven with four ring hob and chimney cooker hood over. Space for washing machine and fridge freezer. Tiled splashbacks and power points.

Bedroom One

12' 9" max x 9' 6" max (3.89m max x 2.90m max)
Double-glazed window to rear, electric heater, TV aerial point, and power points.

Bathroom

Fitted suite comprising a low level W.C, pedestal wash hand basin and panelled bath with mixer tap and shower fitting. Tiled splashbacks, heated towel rail, shaver point, electric heater and extractor fan.

Parking

Allocated parking space and visitor parking available.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase goes ahead.





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Ty Capstan Rhodfa'r Gwagenni, Barry

- CURRENT GROSS RENTAL YIELD OF 8.67%
- ONE BEDROOM
- GROUND FLOOR
- GREAT LOCATION
- TENANT IN SITU

Tenure: Leasehold EPC Rating: C

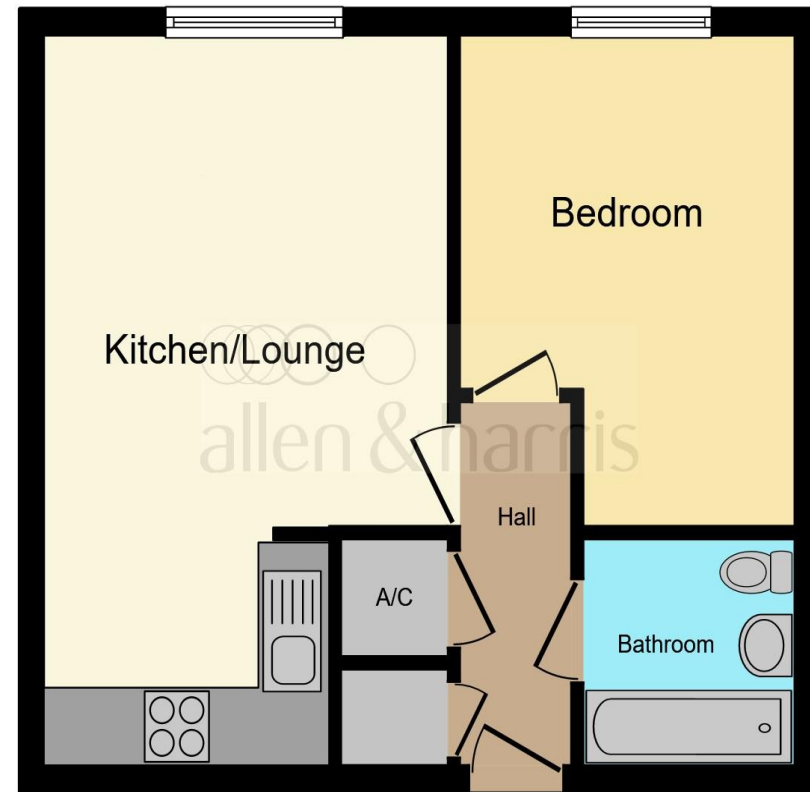
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRY108035 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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allen & harris



01446 747878



barry@allenandharris.co.uk



21 High Street, BARRY, South Glamorgan, CF62 7EA



allenandharris.co.uk