



3 Beds, Semi-Detached, Freehold, £185,000

The Old Parish Offices

3EA - Three Estate Agents Talbot Green are delighted to offer to the market this investment opportunity in the heart of Old Llantrisant. The property consists of a one bedroom maisonette and a studio apartment both let to long term tenants.

Features

- INVESTMENT OPPORTUNITY
- TOP FLOOR APARTMENT
- GROUND FLOOR APARTMENT
- DETACHED
- STONE FRONTED

3EA â€” Three Estate Agents Talbot Green are delighted to offer to the market this investment opportunity in the heart of Old Llantrisant. The property consists of a one bedroom maisonette and a studio apartment both let to long term tenants.

The ground floor and lower ground floor make up the maisonette with the studio to the first floor.

The ground floor is an open plan living space with laminate flooring, stone feature wall and feature fire place. There is also a modern fitted kitchen with integrated oven, hob and extractor hood.

To the lower ground floor there is a large double bedroom with carpet to floor and a modern shower room with large shower.

The studio apartment benefits a modern fitted kitchen with integrated oven, hob and extractor hood. The lounge area has carpet to floor and a fold down bed.

Finally within this property there is a separate shower room with large shower cubicle.

This is an ideal investment property and it is currently generating a combined rental income of £16,140 pa

If you are interested then please call today to arrange a suitable day and time to view.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		