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The Triangle Phyllis Street, Barry CF62 5TX

7 BEDS | 7 BATH | 6 RECEPT | EPC RATING

INVESTMENT OPPORTUNITY Situated in the vibrant area of Barry, Phyllis Street presents an exceptional opportunity for discerning investors. This remarkable residential investment property, located at Triangle House, comprises seven one bedroom self-contained flats, each designed to offer comfortable living spaces. This apartment complex is fully occupied, providing a steady stream of rental income.

The property boasts an impressive annual rental income of approximately £42,587.64, translating to a gross rental yield of approximately 7.10% based on the asking price of £600,000. The current monthly rental income stands at approximately £3,548.97, making it an attractive proposition for those looking to expand their investment portfolio. Each flat is currently tenanted, with the exception of one bedsit, ensuring immediate cash flow for the new owner.

The energy performance of the property is commendable, with five of the seven flats achieving an EPC rating of C, while the remaining two hold a rating of D. This good spread of ratings reflects the property's energy efficiency and potential for future improvements.

Situated close to the popular Barry Island, this location offers not only a desirable living environment but also the potential for capital appreciation. This investment opportunity is ideal for those seeking a well-established multi-unit residential property with multiple income streams. Early enquiries are highly recommended to secure this lucrative investment in a thriving area.







FRONT
Located on the corner of Phyllis Street, the property comprises of six one bedroom apartments and one bedsit. Enter the property via the communal entrance and also additional apartment accessible to the front of the dwelling via a private front door.

FLAT 1
333 approx. (101.50m approx)
EPC - C
CURRENT RENT - £541.66PCM

FLAT 2
484 approx. (147.52m approx)
EPC - C
CURRENT RENT £541.66PCM

FLAT 3
614 approx. (187.15m approx)
EPC - C
CURRENT RENT £494.00PCM

FLAT 4
1141 approx. (347.78m approx)
EPC - D
CURRENT RENT £541.66PCM

FLAT 5
904 approx. (275.54m approx)
EPC - D
CURRENT RENT £520PCM

FLAT 6
376 approx. (114.60m approx)
EPC - C
CURRENT RENT £433.33

FLAT 7
291 approx. (88.70m approx)
EPC - C
CURRENT RENT £476.66

REAR GARDEN
Bin storage and a selection of clothing lines. Paved patio with space for seating.

COUNCIL TAX
Council tax band B

DISCLAIMER
The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2.When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3.All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER
Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

TENURE
We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.









