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Blue Badge
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1st hour
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23rd hour
24th hour
No return
within 2 hours

SCAN ME
for photos
and video



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3 Bedroom Semi-detached shop and working rooms
18 Heol Eglwys, Ystradgynlais,
Swansea, West Glamorgan, SA9 1EY

£230,000



Large, versatile property in a prominent high street location, with 368 square foot retail space plus working rooms. Could be utilised as living accommodation and shop, or would allow room for further retail expansion. It has an enclosed rear garden and separate garage. Excellent potential.

Ystradgynlais is located on the banks of the River Tawe some 18 miles North of Swansea - just off the main A4067. Retail is serviced by a bustling central shopping area with many unique, family-run, independent shops and cafés as well as larger chain stores and supermarkets located on the outskirts. Education is provided by both English and Welsh medium primary and secondary schools. For recreation there is the Diamond Park, The Gorsedd and Ystradfawr Nature Reserve plus many public footpaths providing mountain, forest, and riverside walks. Just up the road is The National Showcaves Centre for Wales, Craig y Nos Castle & Country Park, The Wales Ape and Monkey sanctuary, and Henrhyd Waterfalls. In less than 30 minutes' drive you can be deep in The Brecon Beacons National Park itself or on the shores of Swansea Bay.

Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

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Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

NOTE

Any change of use would be subject to approval by Powys County Council Planning. The current licence is D1.

Shop 7.18 m x 5.30 m (23'7" x 17'5") max approx

Two front display windows with a central door.

W.C 2.24 m x 0.86 m (7'4" x 2'10") approx

Wash hand basin and macerator w.c. Floor tiled.

Middle Room 3.95 m x 5.27 m (13'0" x 17'3") max approx

Two windows to side. Radiator.

Inner Hallway

Radiator

Kitchen 3.67 m x 5.25 m (12'0" x 17'3") approx

Fitted with a range of wall and base units to include a stainless steel sink unit. Built in storage cupboard. Floor tiled. Window to rear. uPVC double glazed door to rear.

Cloakroom 3.58 m x 0.83 m (11'9" x 2'9") approx

Wash hand basin and w.c. Floor tiled . Two windows to side.

Upper Floor:

Landing

Built in cupboard. Radiator.

Room 1 3.69 m x 3.11 m (12'1" x 10'2") approx

Window to front. Radiator.

Room 2 3.12 m x 3.76 m (10'3" x 12'4") approx

Window to rear. Radiator.

Room 3 2.81 m x 2.34 m (9'3" x 7'8") approx

Window to front. Radiator.

Bathroom 2.75 m x 2.90 m (9'0" x 9'6") approx (excluding recess)

Coloured bath, wash hand basin and w.c. plus a separate tiled shower cubicle. Built in cupboard with gas boiler servicing central heating and hot water. Wood panelling to walls. Two windows to side (one softwood). Radiator.

Attic Room 4.16 m x 5.45 m (13'8" x 17'11") max approx

Double glazed roof light. Sunken spotlights to ceiling,

Exterior

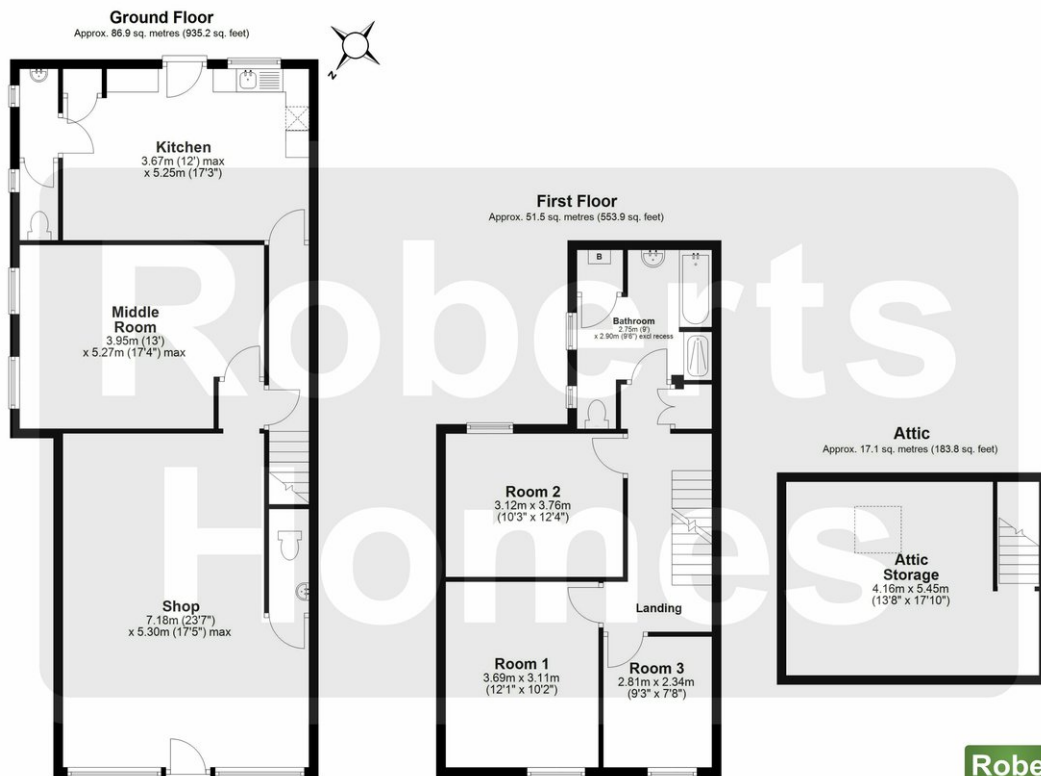
Side path to rear garden.

Garden enclosed with block built walls and laid mostly to Astro turf.

Large block built storage shed.

Garage 6.17 m x 3.00 m (20'3" x 9'10") approx

Located just a short distance from the property is a block built garage with an inspection pit.



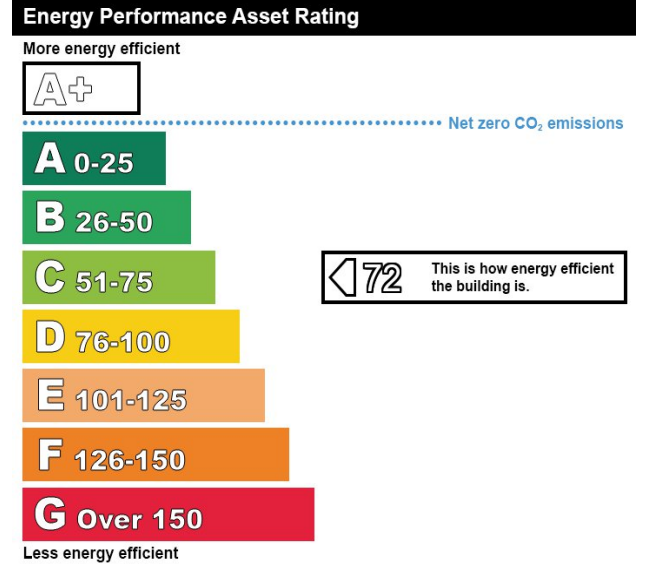
Total area: approx. 155.4 sq. metres (1672.9 sq. feet)



The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.

Tenure: Freehold
 Planning Class: D1 (Non-residential Institutions - Primary Health Care Building)
 Services: All mains services.

Viewing strictly by appointment with Roberts Homes.



Selling houses for over 50 years and passionate about Ystradgynlais and the surrounding area, we are the local estate agent for Ystradgynlais and the Upper Swansea Valley. With a single office that's been a part of Ystradgynlais since 1972, we're a truly local business. Our staff live and work in Ystradgynlais and are active participants in the community. As strong supporters of local business, we're invested in seeing Ystradgynlais and the surrounding areas thrive.



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