

**Roberts
Homes**



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for photos
and video

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2 Bedroom Flat

139 Lluest, Ystradgynlais, Swansea, West Glamorgan, SA9 1HX

£79,950



Investment opportunity! Spacious and light-filled, purpose-built first-floor flat with mountain views from the bedrooms and lounge, to be sold with tenants in situ. Modernised and decorated to a high standard and in line with Rent Smart Wales guidelines. uPVC double glazed units and gas central heating with a residents parking area.

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 Bannau Brycheiniog (Brecon Beacons National Park) itself or on the shores of Swansea Bay.

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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.

Please note:

Photos used were taken in August 2023 to protect the contract holders' privacy

Hallway

L-shaped. Four built in cupboards - three of which are used as wardrobes. In the cupboard adjacent to the shower room, plumbing for automatic washing machine has been installed alongside additional sockets for condenser dryer. Fire door to side. Radiator.

Lounge/ Diner 6.58 m x 3.38 m (21'7" x 11'1") Max Approx

Windows to front and rear. Radiator.

Kitchen 2.57 m x 2.49 m (8'5" x 8'2") approx

Well fitted with a range of wall and base units to include an integrated fridge, freezer, electric oven, hob and extractor. Walls tiled. Window to rear.

Bedroom 1 3.71 m x 2.97 m (12'2" x 9'9")

Built in cupboard with a wall mounted gas boiler servicing central heating and hot water. Window to front. Radiator.

Bedroom 2 2.97 m x 2.77 m (9'9" x 9'1") approx

Cleverly fitted with a range of drawer, cupboard and wardrobe units to include a fold away bed. Window to front. Radiator.

Shower Room 2.08 m x 1.73 m (6'10" x 5'8") approx

Recently replaced electric shower, towel rails, bathroom cabinet and basin with fitted storage unit beneath. Walls tiled. Window to rear. Radiator.

Exterior

Communal hall and stairs servicing the six flats in the block. Dusk until dawn security lights fitted outside front door.

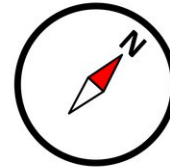
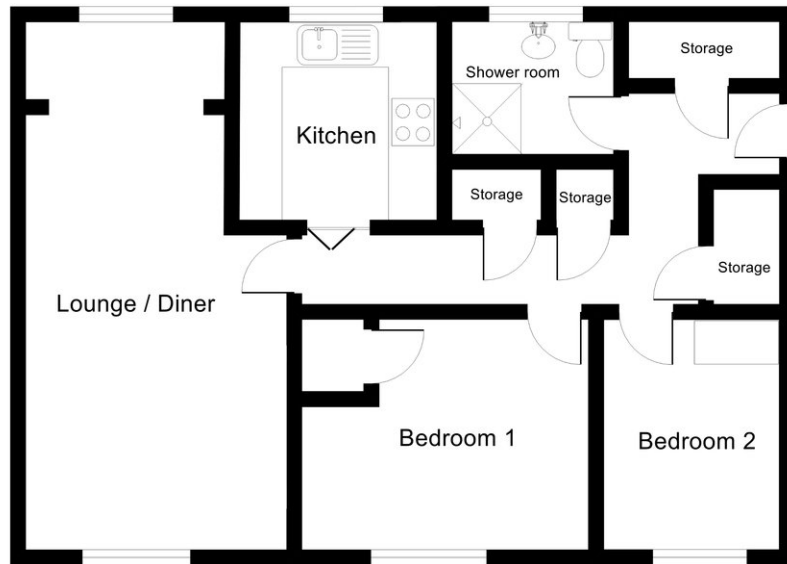
Allocated rear storage shed. Side communal concreted area and green area for drying laundry.

Note:

The flat offers an 8% yield at £90,000.

Tenure: Leasehold
 Council tax band: A (Powys County Council)
 Services: All mains services.

Viewing strictly by appointment with Roberts Homes.



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 features of the property.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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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