

## Flat 2 Ty Brynteilo, Manordeilo SA19 7BG

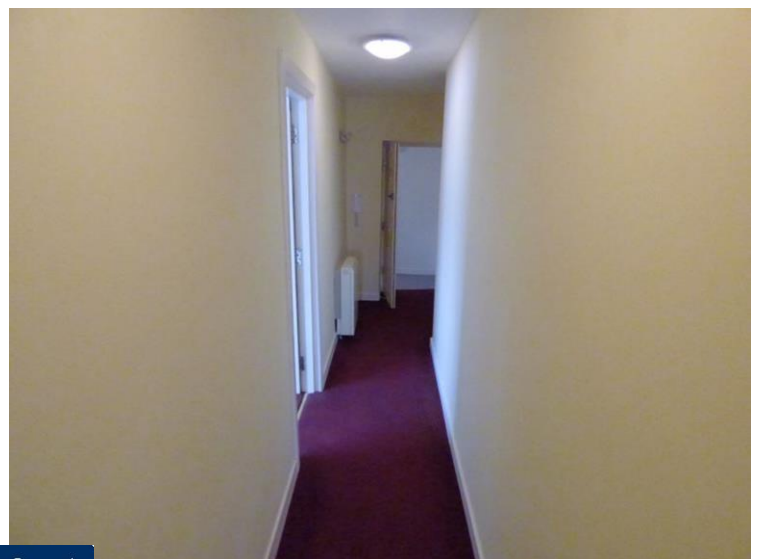
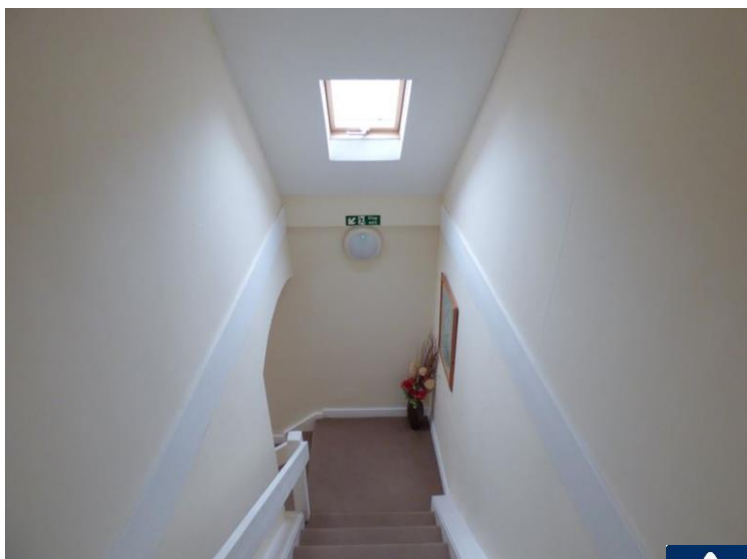
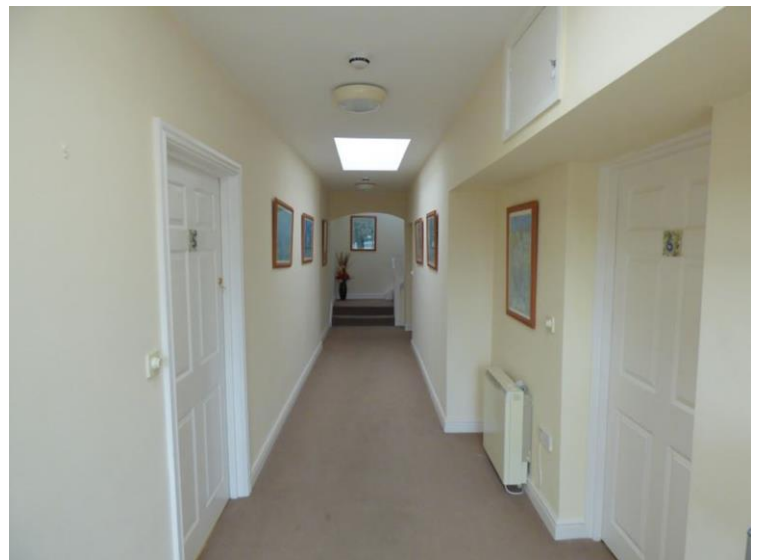
Offers In Region of £69,950 Leasehold

FOR SALE | AR WERTH



### Description

**\*\*\*INVESTMENT OPPORTUNITY, POTENTIAL ATTRACTIVE YIELD OF OVER 8%\*\*\*** A 2 bedroom first floor leasehold flat situated in the village of Manordeilo, Carmarthenshire. Manordeilo is a village which lies approximately 4 miles from the Tywi Valley market town of Llandeilo and 8 miles from Llandovery. The flat is located on the first floor of this conversion and is accessed via a communal hallway. Internally it is comprised of a kitchen, living room, dining room, 2 double bedrooms and a shower room. The property is in good decorative order and has electric heating and hot water. Private allocated parking for 2 vehicles. Ideal investment property. Chain free sale. We would anticipate that the property would rent for upwards of £500-£525 per calendar month. For all enquiries and viewings please contact sole agents Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk).



## Rooms & Descriptions

Entrance Hallway: *1.21m ( 4'0" ) x 5.80m ( 19'1" )* Carpeted floor. Doors to Living Room and Dining room.

Dining room: *2.55m ( 8'5" ) x 3.31m ( 10'11" )* Carpeted floor. Doors to kitchen & hallway. Electric radiator. uPvc double glazed window.

Kitchen: *2.32m ( 7'8" ) x 2.12m ( 7'0" )* Door to dining room. Range of wall and base units. uPvc double glazed window. Extractor. Electric hob/oven. Part tiled walls. Skimmed ceilings.

Living room: *3.54m ( 11'8" ) x 4.42m ( 14'7" )* Doors to hallway & rear hall. Carpeted floor. 2 x uPvc double glazed windows. Skimmed ceilings.

Bedroom 1: *3.71m ( 12'3" ) x 3.08m ( 10'2" )* Door to rear hall. Carpeted floor. uPvc double glazed window. Skimmed ceilings.

Bedroom 2: *3.70m ( 12'2" ) x 2.92m ( 9'7" )* Door to rear hall.

Electric radiator. uPvc double glazed window. Carpeted floor.

Shower Room: *1.22m ( 4'1" ) x 2.09m ( 6'11" )* Shower cubicle. WC. Wash basin. Towel radiator. Lino flooring. Extractor fan. Tiled walls.

Externally: Private allocated parking for 2 vehicles.

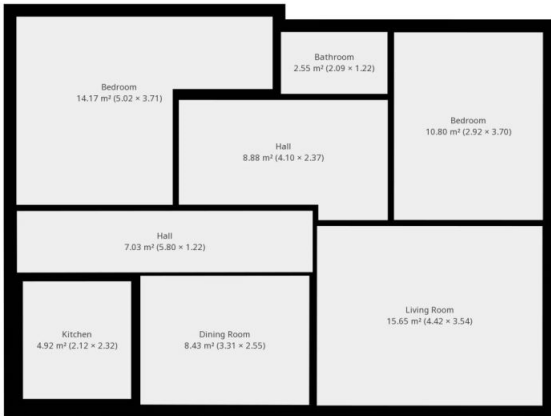
A shed adjoins the building which houses the electric boiler for the hot water system.

The property is next to a bus stop with regular buses to Llandovery, Llangadog and Llandeilo. Llandeilo and Llandovery are small and attractive towns with a variety of amenities, schools, rail services etc.

Services: Mains electricity, water and drainage. Council tax band B Leasehold with approx 990 years left on lease. A management company looks after the building, communal areas and insurance, the charge is currently £45 per month. No ground rent.

# Floor Plan

Ground Floor

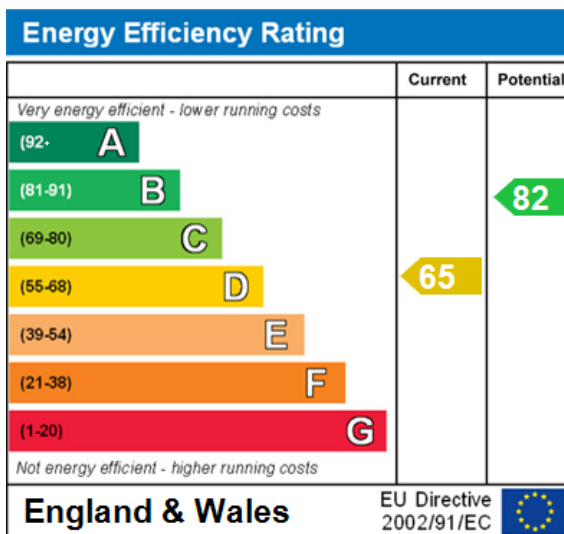


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## Property Features

- Investment property
- Apartment
- Income Producing
- scenic views
- Off road parking
- Attractive Yield

## EPC Certificate



PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983