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## FOR SALE

### Flat 6, Ty Brynteilo, Manordeilo, Carmarthenshire, SA19 7BG

Investment opportunity. A 1 bedroom leasehold flat currently let for £350 pcm 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 ground floor of this conversion and is accessed via a communal hallway. Internally it is comprised of an open plan kitchen/dining room, a living room, a double bedroom 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.



# £55,000

Leasehold



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## MEASUREMENTS / DESCRIPTION

ENTRANCE HALL - Entrance from communal hallway in to entrance hall with doors to the living room/inner hall, shower room and storage cupboard with hot water tank. Fitted carpet.

LIVING ROOM - 5.14m (16' 10") x 2.32m (7' 7") - With door to the bedroom and double open doorway to kitchen/diner. Electric storage heater. Fitted carpet.

KITCHEN / DINING ROOM - 3.68m (12' 1") x 7.14m (23' 5") - Kitchen with a range of wall and base units with work surface, electric oven and hob, extractor hood, plumbing for washing machine, tiled splash back, fan heater. Dining area with electric storage heater, fitted carpet. uPVC double glazed windows to the side and rear, uPVC door to side.

BEDROOM - 5.17m (17' 0") x 3.13m (10' 3") - With uPVC double glazed window to the fore. Fitted carpet, electric heater.

SHOWER ROOM - 2.25m (7' 5") x 1.60m (5' 3") - With shower cubicle, WC and wash hand basin. Frosted uPVC window to the rear. Tiled floor and walls. Extractor fan.

EXTERNALLY - Private allocated parking for 2 vehicles.

SERVICES - Mains electricity, water and drainage.

Council tax band A

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.

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 Sales & Commercials 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 Sales & Commercials Ltd - Company reg: 7238246

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