



**Heol Tawe
Abercrave
Swansea.**

Price **£450,000**



- 5 BEDROOM B&B
- SELF CONTAINED APARTMENT
- CAFE
- WORKSHOP
- PRIVATE RESIDENTIAL QUARTERS
- LARGE GARDEN TO REAR
- CENTRAL LOCATION TO ABERCRAF
- FOOT OF BANNAU BRYCHEINIOG NATIONAL PARK
- 25 MIN FROM M4 CORRIDOR

General Description

A RARE OPPORTUNITY TO PURCHASE A HOME AND THRIVING BUSINESS WRAPPED UP UNDER ONE ROOF. We are proud to introduce this family home, Bed & Breakfast and thriving community cafe. Everything you need to enjoy the semi rural lifestyle and enjoy a home run business. Majority of the contents included for immediate trading.

EPC Rating:

Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Property Description

This property has been transformed over the past 13 years into a 5 bedroom B&B, self contained apartment, cafe and owners quarters with workshop, garden and land to the rear. Updated yet maintaining original character features, this property has become a central part to the community and visitors alike. VIEWING HIGHLY RECOMMENDED. Majority of the contents included for immediate trading.

Owners Accommodation

Owners Master Suite (25' 9" x 16' 8") or (7.84m x 5.07m)

Situated on the top floor accessed via security door away from bed and breakfast clients, with incredible Southern facing views down the 'Cwm' over woodlands and mountain, consists of master bedroom with lounging area, seating nook to enjoy the views, built in storage, en-suite with vinyl flooring, roll top bath, shower, W.C and sink, fitted wardrobe and window to rear.

Lounge (12' 11" x 12' 6") or (3.94m x 3.81m)

Original wooden flooring, window to rear of property, open feature fireplace with stairs leading down to;

Kitchen/Diner (17' 1" x 15' 5") or (5.20m x 4.71m)

Tile flooring, 1 1/2 sink, slate effect resin work tops, wall and base units, kitchen island,

integrated dishwasher, integrated cooker, induction hob, Sandyford Lady cooker which is able to heat the home, heat the water and cook on independently, space for American fridge/freezer.

Radiators, window to rear, French doors to garden area.

Guest House Accommodation

Entrance (6' 4" x 3' 6") or (1.94m x 1.07m)

Enter from the street into a porch with original tile flooring, half glazed door into hallway for bed and breakfast giving access to the ground floor rooms, stairs and shop / dining access.

Parlour (12' 4" x 8' 4") or (3.75m x 2.55m)

Original wooden floor, window to front of property, radiator, wood burner.

Bedroom 1 (14' 11" x 7' 0") or (4.54m x 2.14m)

Carpet, window to front of property, radiator, fitted wardrobe, en-suite with laminate floor, W.C. sink, corner shower cubicle, tile splash back, heated towel rail.

Bedroom 2 (10' 0" x 9' 6") or (3.06m x 2.89m)

Carpet, radiator, window to front.

Bedroom 3 (9' 9" x 8' 9") or (2.97m x 2.67m)

Carpet, radiator, window to front, en-suite with W.C. sink, shower, window to front, heated towel rail.

Bedroom 4 (10' 6" x 10' 4") or (3.19m x 3.14m)

Carpet, window to rear, radiator, en-suite with laminate floor, bath with over head shower, sink with vanity, W.C. tile wall, heated towel rail, character sliding door.

Landing Area

Carpet, radiator, access to linen closet and shower room for bedroom 2 which consists of corner shower, W.C. sink, large window, heated towel rail, laminate flooring, sliding door.

The Old Stables (18' 7" x 10' 11") or (5.66m x 3.33m)

Private access from rear of the property, tile flooring with under floor heating, lounge area and wardrobe, en-suite with corner shower, W.C. sink, heated towel rail, bi-fold doors, window to rear, attic access for pipes.

No.16 Self Contained Apartment (22' 9" x 12' 0") or (6.94m x 3.67m)

Red door accessed from street, window to front, access into lounge kitchen diner area, with breakfast bar, sink, radiator, base units, hob, access to shower room with walk in shower, W.C. sink, tile walls, access to bedroom, window to rear, radiator.

Shop (36' 4" x 17' 0") or (11.08m x 5.17m)

The Cafe / Shop; used as a breakfast room for B&B residence, vinyl flooring, window to front, door access from street, radiator, serving

area, access to toilet with W.C. and sink, access into kitchen with sink, hand basin, cooker and stainless steel worktops, window to rear of property.

EXTERNALLY

Access from owner quarters kitchen diner out onto decking garden area, garden with oil tanks, access via pedestrian gate to larger lower garden with river frontage, access to workshop / utility space with plumbing, sink, separate W.C. and sink and electrics.

Agents Note

With the exception of the Post Office (Franchise) which is not included in the sale, the rest of the property is a working, thriving business ready to be handed over. We have been told that should someone wish to continue the post office, they must apply for a franchise. Vendor very happy to discuss turn over of business with applicants.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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