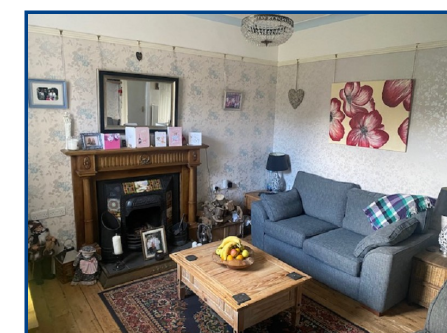




Heol Tawe Abercrave Swansea.

Price **£350,000**



- EXCELLENT BUSINESS OPPORTUNITY
- CURRENT ANNUAL TURNOVER £72,000
- MASSIVE POTENTIAL FOR INCREASE IN TURNOVER
- 5 BEDROOM BED & BREAKFAST & CAFE
- SELF CONTAINED HOLIDAY APARTMENT
- SPACIOUS OWNER ACCOMMODATION
- CLOSE TO TOURIST ATTRACTIONS
- GOOD ROAD LINKS TO M4

General Description

LOOKING FOR A BUSINESS VENTURE WITH OWNER ACCOMMODATION? Look no further we are proud to present this established B & B to the market. Business consists of a 5 bedroom B & B with 4 en-suite rooms and the 5th with its own bathroom, guest lounge and dining area for breakfast. There is also a self contained one bedroom self catering apartment. The owners accommodation consists of a lounge, spacious kitchen/Diner leading onto Conservatory and rear garden. Master suite on upper floor. Current annual turnover in the region of £72,000 with massive room to increase this income. Situated on the edge of the Bannau Brycheiniog National Park with many tourist attractions nearby.

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.

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Property Description

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Ystradgynlais the nearest town is less than 5 miles away and boasts charming public gardens, a range of independent shops and places to eat and drink. Good road links via the A4067 to the M4 Motorway.

Owners Accommodation

Master Suite/Bedroom (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 valley. Consists of large double 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, , slate effect resin work tops, wall and base units, integrated dishwasher, cooker & induction hob, Sandyford Lady cooker which is able to heat the home & water and cook on independently. French doors into conservatory.

Conservatory (12' 10" x 10' 8") or (3.90m x 3.25m)

Of Upvc construction with amazing lantern ceiling. Tiled floor.

Rear Garden

For owners own use with views down the valley.

Access via pedestrian gate to larger lower garden with river frontage. Side access to workshop / utility space with electrics, sink and WC.

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 cafe / dining access.

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

With original wooden floor, window to front and fireplace with wood burner.

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

with window to front fitted wardrobe & en suite shower room.

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

With window to front.

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

With window to front & en-suite shower room.

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

With window to rear & en-suite bathroom with over bath shower.

Landing Area

With linen closet and shower room for bedroom 2

Bedroom 5 (18' 7" x 10' 11") or (5.66m x 3.33m)

Private access from rear of the property, with small lounge area, wardrobe and en suite shower room.

Self contained apartment (22' 9" x 12' 0") or (6.94m x 3.67m)

Accessed from front door the apartment consists of open plan lounge/kitchen/diner, shower room & bedroom.

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

Used as a breakfast room for B&B residents. With double windows and door to front and fitted out with serving area, table and chairs, access to cloakroom with WC & sink and Kitchen area to rear.

Agents Note

The property is a working, thriving business ready to be handed over. Currently run by sole vendor who would be happy to discuss turn over of business and potential for expansion with any serious buyers.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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