



## Llysgwyn, £40,000

- Auction - 3rd February 2026
- Cash Buyers Only
- Tenanted Property - £550pcm
- Allocated Parking
- Council Tax Band: A
- EPC Rating: C
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## About the property

**\*\*For sale by public auction on Tuesday 3rd February\*\***

**Cash Buyers Only!**

This well-positioned studio flat, complete with a tenant in situ, offers a fantastic opportunity for investors seeking a property with a strong rental yield. Whether you're looking to expand your portfolio or take your first step into property investment, this flat is a must-see. The property features a living space, separate kitchen, and a bathroom, and further benefitting from an allocated parking space. Situated in a prime location close to the DVLA, Morriston Hospital, and offering easy access to Swansea City Centre and the M4 corridor, this flat is perfectly placed for professionals and commuters alike. This is a turnkey investment with the convenience of having a tenant already in place. Don't miss the chance to add this high-yield property to your portfolio.

Viewing is highly recommended prior to auction and registering to bid before the event is essential.



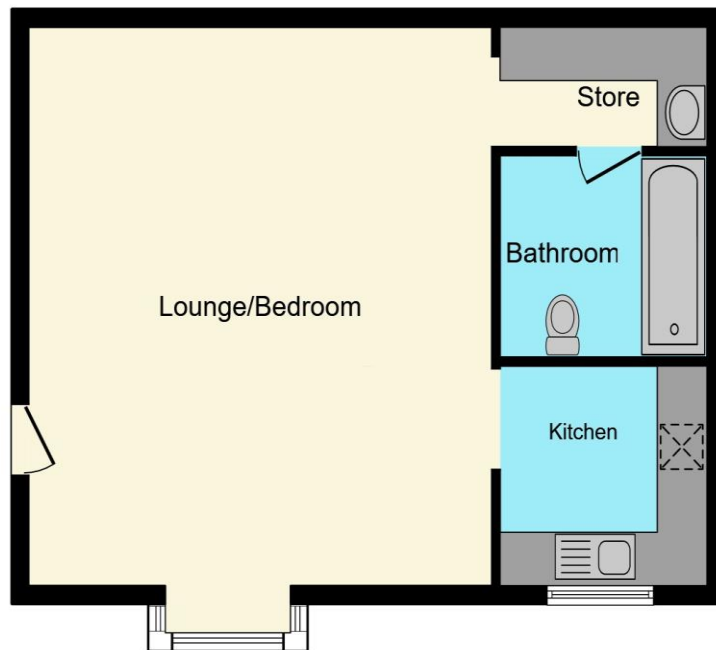


Accommodation

01792 798201

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## Floorplan



### Floor Plan

Floor area 52.3 m<sup>2</sup> (562 sq.ft.)

TOTAL: 52.3 m<sup>2</sup> (562 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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