

LOT  
**52**

**Owner reserves the right to offer as one lot or individually**

82 Heol Gleien, Upper Cwmtwrch,  
Swansea SA9 2TZ

**Guide Price: £70,000**

**Freehold two bedroom semi-detached  
house let on an AST**



This semi-detached house offers two bedroom accommodation whilst benefitting from all electric heating, has external wall insulation, double glazing and is let on Assured Shorthold Tenancies at a rental of £110 pw (equivalent to £5,720 pa). If sold with the adjoining house and site, potential exists for demolition and the possible erection of a row of terrace houses (subject to receiving all necessary consents); prospective purchasers must rely on their own enquiries. The house is situated midway between Ammanford and Glynneath on the A4068 about two and a half miles south of the Brecon Beacons National Park. Found close to local amenities and good road links south to the M4 Motorway (Junction 40) with a Main Line railway station within Measteg. Let on Assured Shorthold Tenancy agreement and will be of interest to investment purchasers and developers.

#### **ACCOMMODATION**

First Floor: Two bedrooms. Ground Floor: Reception room, Kitchen, Utility room, Bathroom/WC.  
Outside: Front and side gardens

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

Powis County Council. Tel: 01597 826000  
Council Tax Band: A

#### **VIEWING TIMES**

Strictly By appointment through the Auctioneers

#### **TENURE**

Freehold

#### **VENDORS SOLICITORS**

James Borland, Sam Hawking & Co, 65 Station Road,  
Port Talbot, SA13 1NW, 01639 884884

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN