



133 Heol Tawe  
Abercrave  
Swansea  
Powys  
SA9 1XS

Offers in Excess of £417,000

bettermove

# Heol Tawe

## Swansea

Bettermove are very proud to present this attractive detached public house in Abercrave available with no forward chain and vacant on possession.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway for multiple cars. The council tax band is C.

The property is currently tenanted by the pub landlord - rental yields can be obtained through Bettermove.

The interior of this well presented detached property comprises of 9 rental rooms (double and single available), with potential to have further rooms within the loft space subject to relevant planning permissions. The exterior of the property boasts ample parking space, lots of land available with plenty of opportunity to develop.

Situated on the edge of the Brecon Beacons National Park, this village pub offers accommodation with lunchtime and evening meals. A comfortable lounge area with a relaxed atmosphere attracts locals, walkers, cyclists, climbers and cavers. This freehold building has the potential to be developed even further and turned back into an impressive residential home subject to relevant planning permissions. Excellent transport connections can be found from the A465, the A4067 and many local buses.

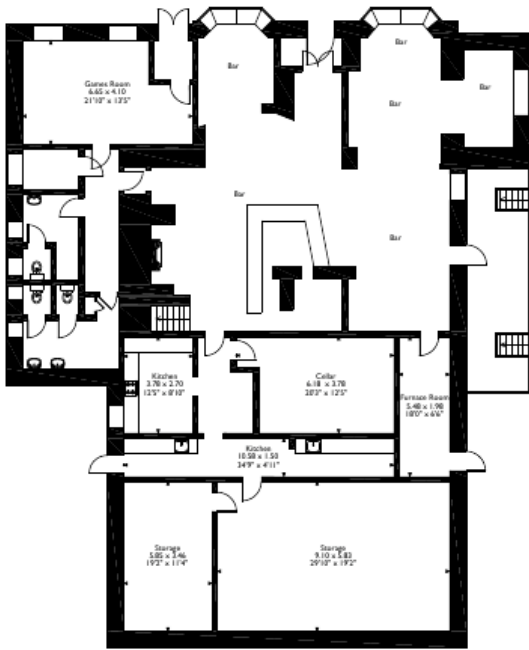
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

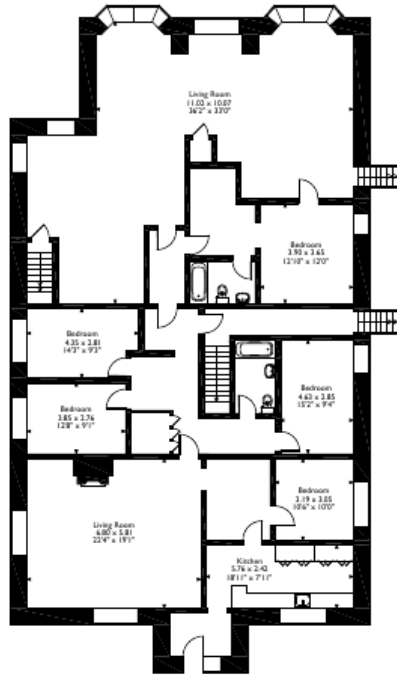
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



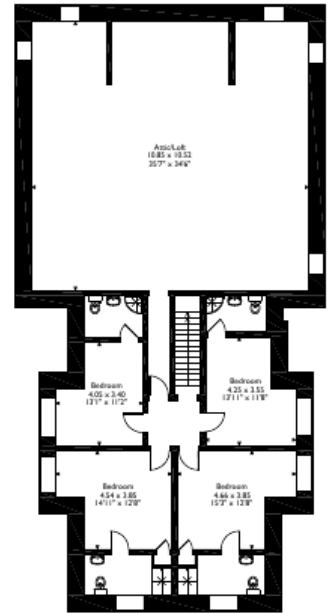
Heol Tawe Abercrave, Swansea  
 Approximate Gross Internal Area  
 852 Sq M/9171 Sq Ft



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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