



## Unit 1 at Ystlys Y Coed Farm, Llanedi, Pontarddulais, Swansea SA4 0FP

### £900 Per Calendar Month

#### Property Features

- Well located just off the A48/M4 Motorway at Pont Abraham
- Secured parking / storage area to the front
- Secure roller shutter door and adjoining pedestrian door

#### Property Summary

A steel framed building with a concrete floor extending to approximately 90ft x 45 ft (27.42m x 13.72m) located just off the A48/M4 motorway at Pont Abraham providing a secure and self-contained storage/workshop unit.



- 90ft x 45ft storage/workshop building



## Full Details

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A steel framed building with a concrete floor extending to approximately 90ft x 45 ft (27.42m x 13.72m) located just off the A48/M4 motorway at Pont Abraham providing a secure and self-contained storage/workshop unit. The building has concrete block walls with Yorkshire boarding above and the owner is willing to block/board the walls in order to further secure the building. A roller shutter door is in the process of being installed.

### Terms

To be negotiated but long-term agreement preferred.

### Fees

The in-going tenant/s will be responsible for the Landlords reasonable agents and legal costs.

### Services

Mains electricity and mains water.

### Viewing / Further Information

Viewing strictly by appointment only.  
For further information please contact Christine Davies at Rees Richards & Partners, 12 Spilman Street, Carmarthen, SA31 1LQ  
Tel: 01267 612 021  
Email: [christine@reesrichards.co.uk](mailto:christine@reesrichards.co.uk)

### Directions

Take the A48 from Pont Abraham interchange towards Carmarthen. Take the first left turning off the A48 and the property is the first farm on the left hand side. Unit 1 is edged in red on the plan attached to this brochure.



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Swansea, SA4 0FP**

