



Broughton Avenue  
Blaenymaes  
Swansea  
West Glamorgan  
SA5

Offers In Excess Of £170,000

bettermove



# Broughton Avenue Swansea

Bettermove are proud to present this commercial property with an additional 2 bedroom flat above.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

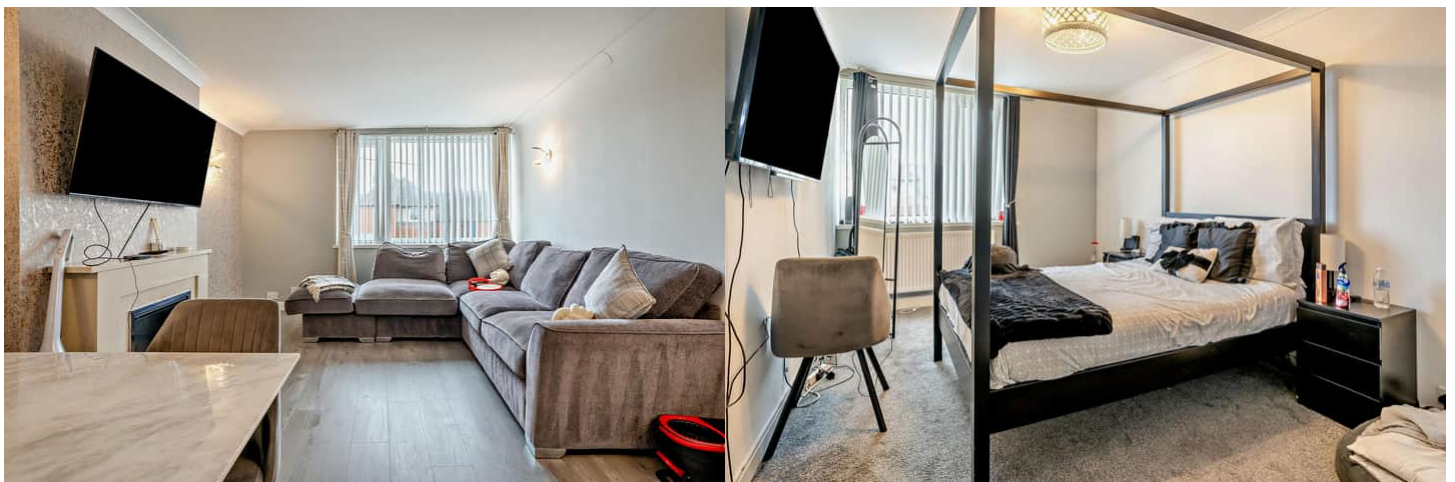
The property benefits from double glazing, gas central heating throughout and has off street parking available via the back of the property.

The council tax band is A.

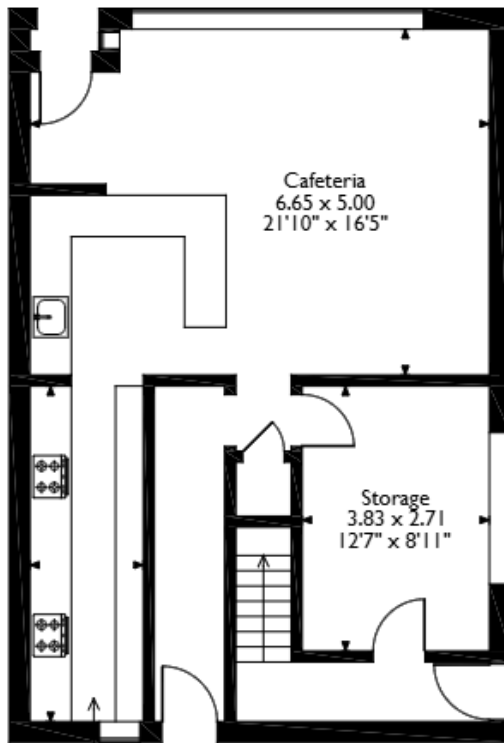
The interior of this beautifully presented property comprises a spacious commercial building including a cafeteria and storage space. The flat above includes a living and dining area and fitted kitchen, as well as the 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular suburb of Balenymaes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Swansea train station, various bus routes and the M4.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

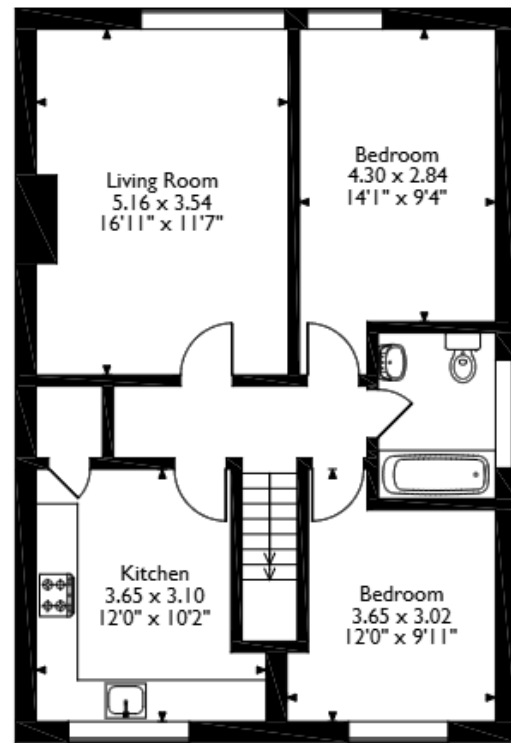


Broughton Avenue, Blaenymaes, Swansea  
Approximate Gross Internal Area  
134 Sq M/1442 Sq Ft



Kitchen  
4.85 x 1.84  
15'11" x 6'0"

**Ground Floor**



Living Room  
5.16 x 3.54  
16'11" x 11'7"

Bedroom  
4.30 x 2.84  
14'1" x 9'4"

Kitchen  
3.65 x 3.10  
12'0" x 10'2"

Bedroom  
3.65 x 3.02  
12'0" x 9'11"

**First 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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