



Llwynritie Ystradowen, Swansea, SA9 2XX

Offers In The Region Of £495,000

Llwynritie offers a unique opportunity to embrace a semi-rural lifestyle within the stunning backdrop of the Brecon Beacons National Park. Whether you're drawn to seeking a peaceful retreat, or simply yearning for a home with breathtaking views, this property has it all. This picturesque, 3 bedroom detached double-fronted cottage is nestled in the heart of a semi-rural oasis where, you'll discover a hidden gem surrounded by the breathtaking beauty of 15 acres of lush pastureland. The property promises not just a home but a timeless, idyllic lifestyle.

Main dwelling



Front entrance door into:



Grand Entrance hallway/reception room 14'9" x 13'3" (4.502m x 4.049m)



With solid oak flooring and staircase, coved ceiling, double glazed window to front, radiator.

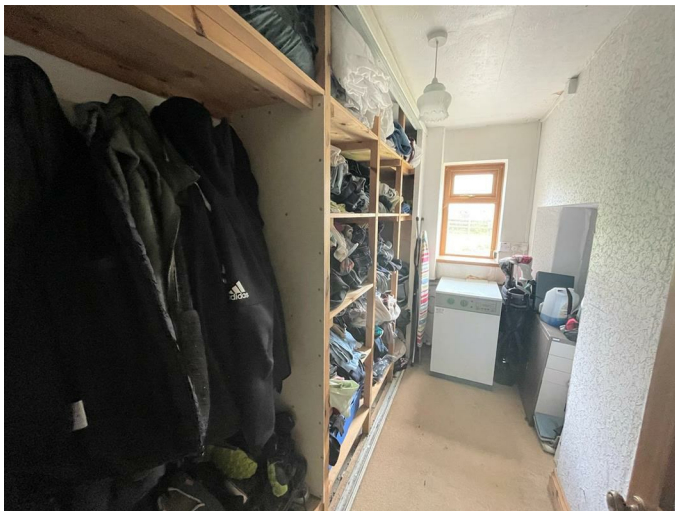
Living Room 14'10" x 10'6" (4.526m x 3.211m)



With dark oak feature fireplace with log burner on slate hearth, alcove shelves, two radiators, double glazed window to front.

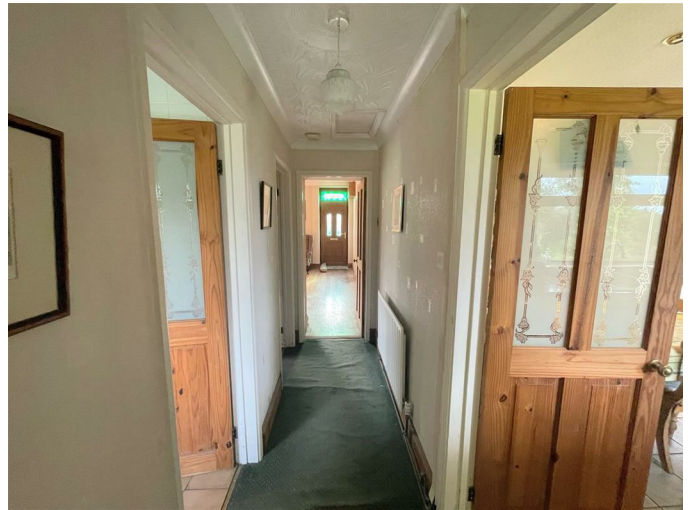


**Storage/boot room 10'2" x 4'11" x 4'6" (into recess)
(3.110m x 1.520m x 1.387m (into recess))**



Used as storage with fitted shelving and concealed door understairs to further storage, oil boiler, double glazed window to side.

Passageway 12'5" x 3'2" (3.80m x 0.980m)



With radiator, coved ceiling, stable door to utility room.

Bathroom 10'4" x 7'2" (3.160m x 2.197m)



With 3 piece suite in cream comprising panelled bath, shower cubicle, sink on vanity unit, double glazed window to rear, tiled floor, radiator.

Kitchen 12'4" x 11'8" (3.784m x 3.578m)



Fitted base and wall units in solid oak with black marble effect work surfaces, beige composite sink with drainer, space for cooker with extractor hood over, glass display cupboards, part tiled walls, coved ceiling, radiator, coved ceiling with spotlights, tiled floor.



Conservatory 10'6" x 10'9" (3.223m x 3.292m)



With french doors to rear garden, tiled floor, covered radiator.



Utility room 6'0" x 5'7" (1.839m x 1.703m)



With dual aspect windows, space for fridge/freezer and washing machine, tiled floor, radiator, access to roof space, double glazed door to rear.

Landing 16'0" x 4'10" (4.887m x 1.492m)

With double glazed window to front, coved ceiling, radiator.

Bedroom one 14'10" x 7'9" (4.539m x 2.377m)



With range of fitted wardrobes with overhead cupboards, double glazed window to front, radiator, coved ceiling.

Bedroom two 9'6" x 7'9" (2.951m x 2.377m)



With double glazed window to front, coved ceiling, access to roof space, radiator.

Bedroom three 9'8" x 7'9" (2.960m x 2.381m)

With double glazed window to front, radiator, coved ceiling.

Log burner



Outside



Road leading to property



Outside

Parking to front



Out building

Out building



Arial view



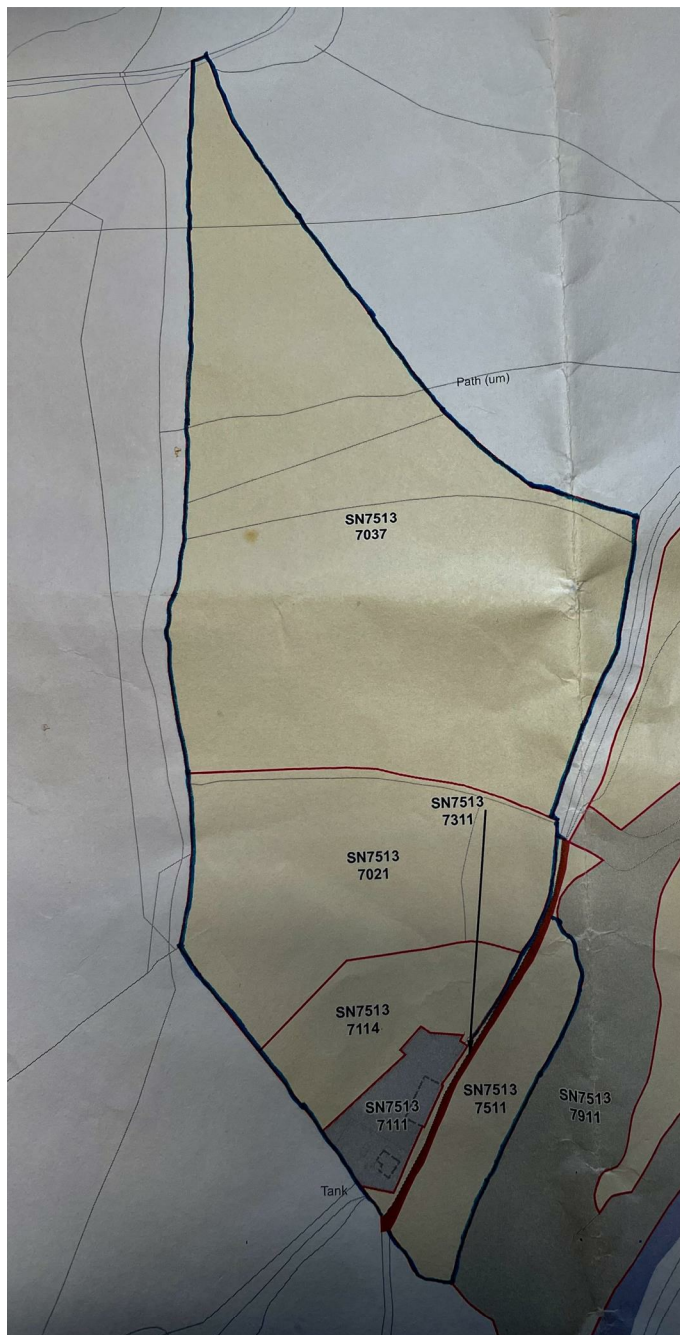
Arial view



Arial view



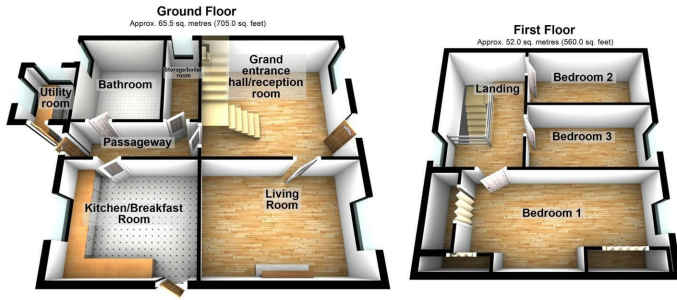
Area map outlined in blue



Utube link of drone

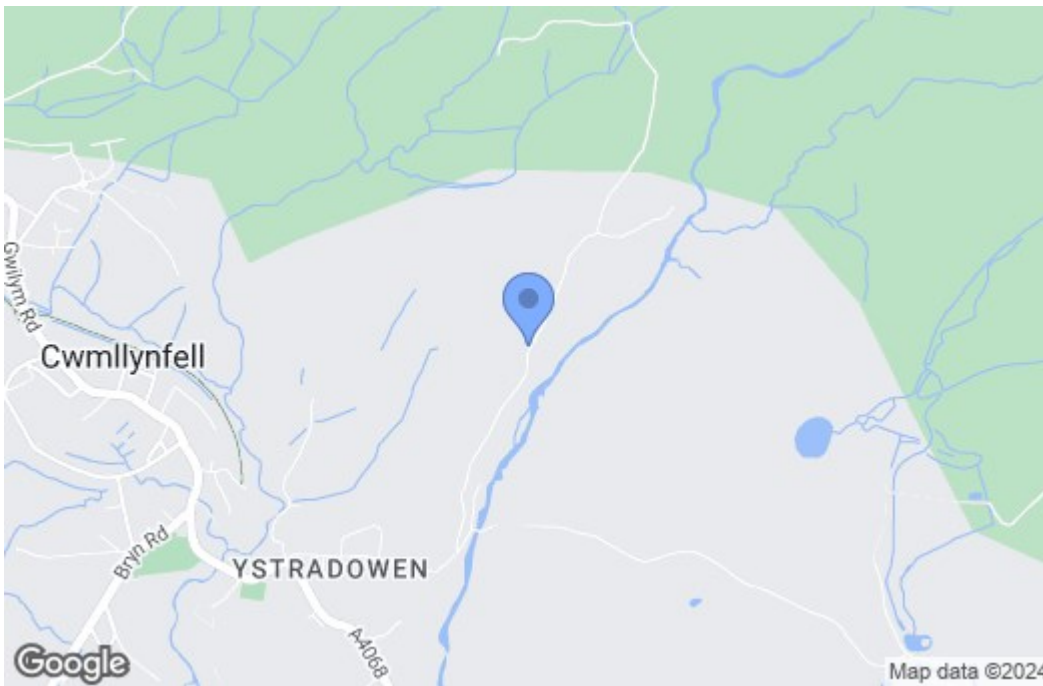
https://drive.google.com/file/d/1_4djjMrTb9HFybmKy_hJWJwcOxp17tnH/view

Floor Plan



Total area: approx. 117.5 sq. metres (1265.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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