

## 1 Pantyffynnon Road, Ystradgynlais, Swansea, SA9 1EU

**£339,950**

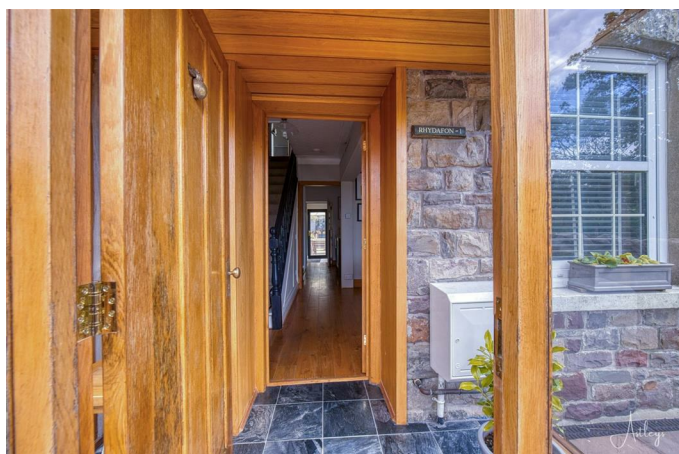
Situated in one of the most sought after parts of the popular village of Ystradgynlais, on the banks of the River Tawe with woodland setting to rear and within walking distance of the bustling town centre, where local cafes/bars/shops and general amenities can be found, an end-terrace double fronted family home which has been tastefully improved and modernised to a high standard by the current owners, benefitting from full double glazing, gas central heating and accommodation over 2 floors to include entrance porch to front, open plan living, dining and kitchen area, cloakroom/utility area and sun room to the ground floor and 3 double bedrooms and bathroom/w.c. to the first floor. Externally, there is extensive off-road parking for several vehicles to side driveway, beautifully laid out level rear garden and detached summerhouse which is suitable for a variety of uses such as gym, man cave, office space or could easily be reconverted back into a single garage if required.



Solid oak entrance door into:

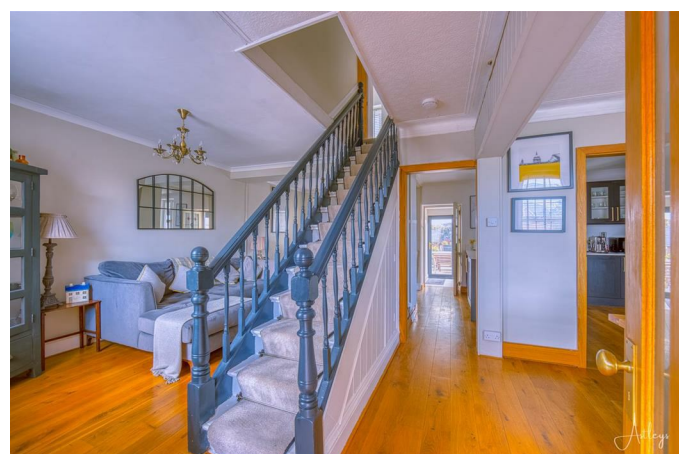
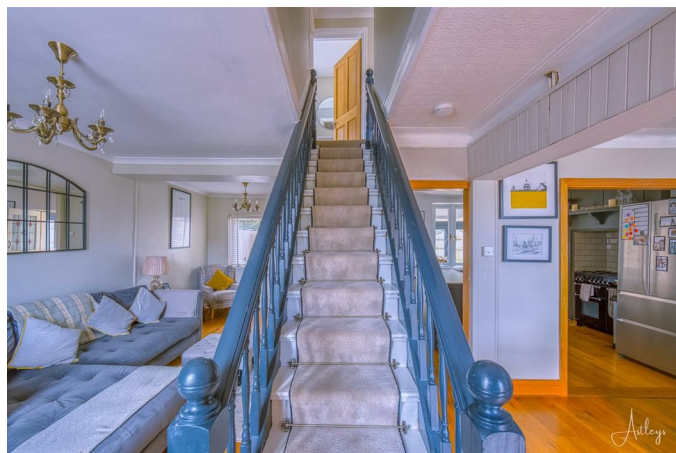


Entrance porch 8'7" x 3'2" (2.62m x 0.99m)

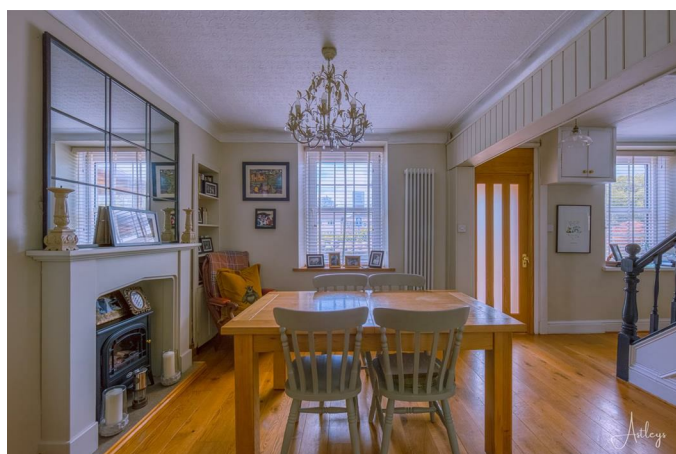


Oak and glass porch with tiled floor, composite door into:

Open plan living/dining/kitchen area



Dining area 10'0" x 9'6" (3.05m x 2.90m)



With solid oak floor, feature fireplace with mock log



burner, double glazed window to front, coved ceiling, opening to kitchen, central stairs to first floor.



### Kitchen 12'9" x 10'3" (3.90m x 3.14m)



Fitted with a range of base and wall units in Charcoal grey colour with white marble effect work surfaces, breakfast bar, Belfast sink, feature surround housing range style gas cooker, glass display cupboards, space for American style fridge/freezer, freestanding dishwasher, solid oak floor, double glazed window to rear, door to:





Living area 21'3" x 10'0" (6.48m x 3.06m)



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







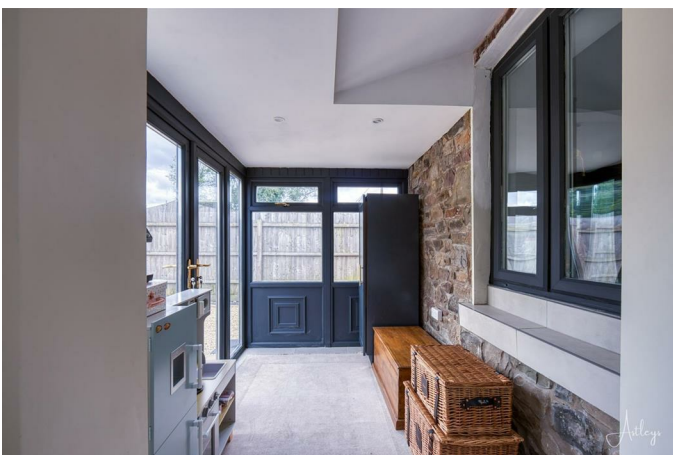
**Cloakroom/utility area 5'6" x 4'3" (1.68m x 1.30m)**

With 2 piece suite in white comprising sink on vanity unit, w.c., plumbed for washing machine and tumble dryer, tiled floor, upright radiator, spotlights to ceiling.

**FIRST FLOOR**

**Landing area 5'9" x 4'0" (1.77m x 1.22m)**

**Sun room/conservatory 12'9" x 10'3" (3.90m x 3.14m)**



With tiled floor, upright radiator, double glazed french doors to rear garden.

With access to roof space via pull down ladder.



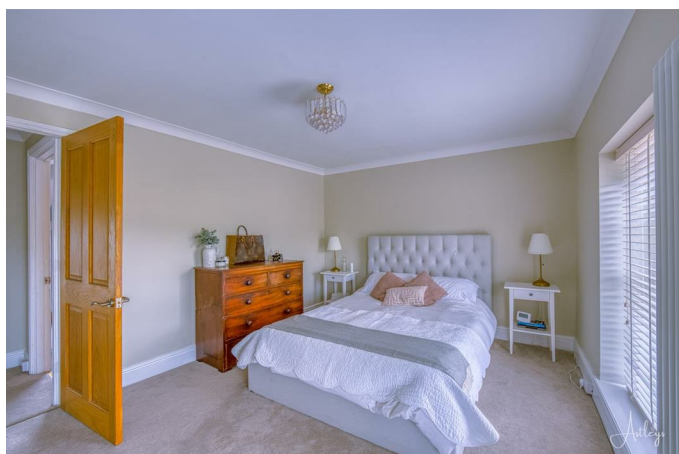
**Bedroom one 15'10" x 10'9" (4.84m x 3.28m)**



With two double glazed windows to front, upright radiator, coved ceiling.



**Bedroom two 9'10" x 9'6" (3.02m x 2.91m)**



With double fitted wardrobe, built-in shelving, upright radiator, double glazed window to rear.





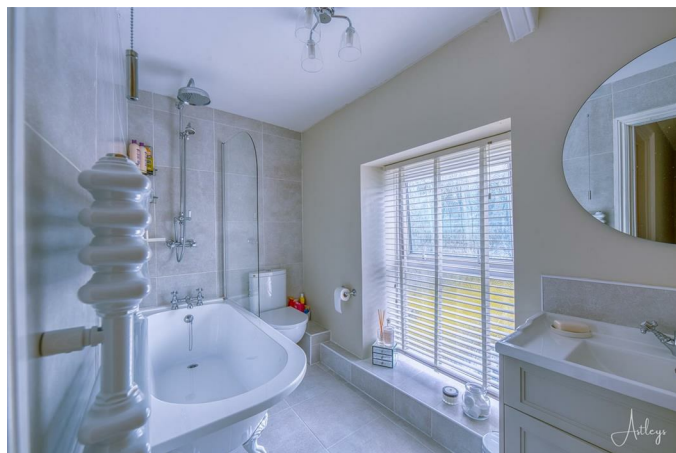
**Bedroom three 15'8" x 7'4" (4.80m x 2.25m)**



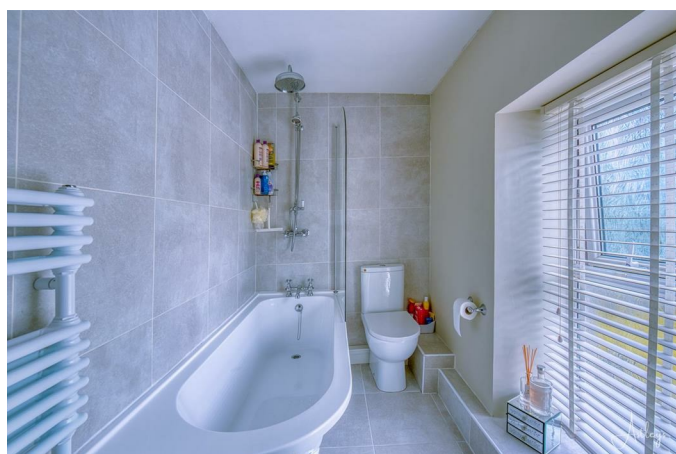
With vintage style radiator, double glazed window to rear.



**Bathroom/w.c. 10'4" x 5'0" (3.16m x 1.53m)**



With 3 piece suite in white/cashmere comprising freestanding bath with 'rainfall' shower and hand shower over, sink on vanity unit, w.c., tiled floor, fully tiled walls upright radiator, double glazed window to rear.





## Outside



Front forecourt garden area. Double wooden gates to side driveway providing off-road parking for several vehicles. Beautifully presented level garden to rear with patio areas, astroturf lawn, raised flower beds and there is a timber detached summer house with double glazed patio doors, currently utilised as a snug with open plan living and fully equipped kitchen with built-in cooker and range of base units with work surface and space for appliances, but this area could be used as an office or just for storage. There is a further 2 rooms, one which was formerly a garage now utilised as a gym but could easily be reconverted back into garage use and a further cloakroom area (11'8" x 8'8") with w.c. and wash hand basin.





Detached summer house/garage area



Drone photograph

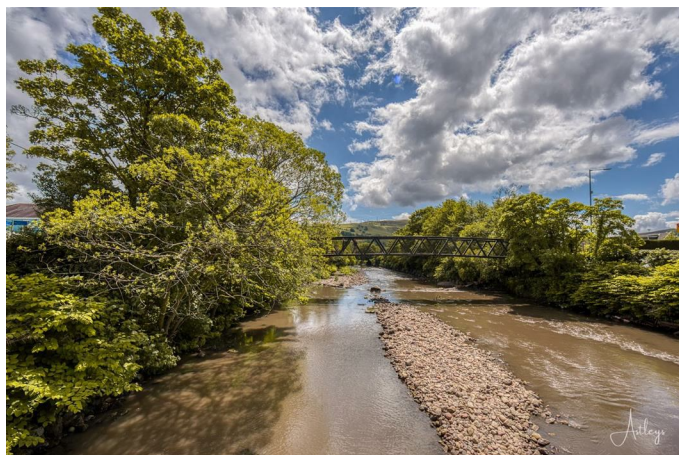


Driveway parking





**Nearby river view**



**Side view of property**



**Another front view of property**



**AGENTS NOTE**

We have been advised that there is a right of way to the rear of the property for the neighbouring property for general use, for further information please contact the office.

**AGENTS NOTE**

Plot Size  
0.10 Acres

Mobile Coverage  
EE  
Vodafone  
Three  
O2

Broadband  
Basic  
7 Mbps  
Superfast  
80 Mbps

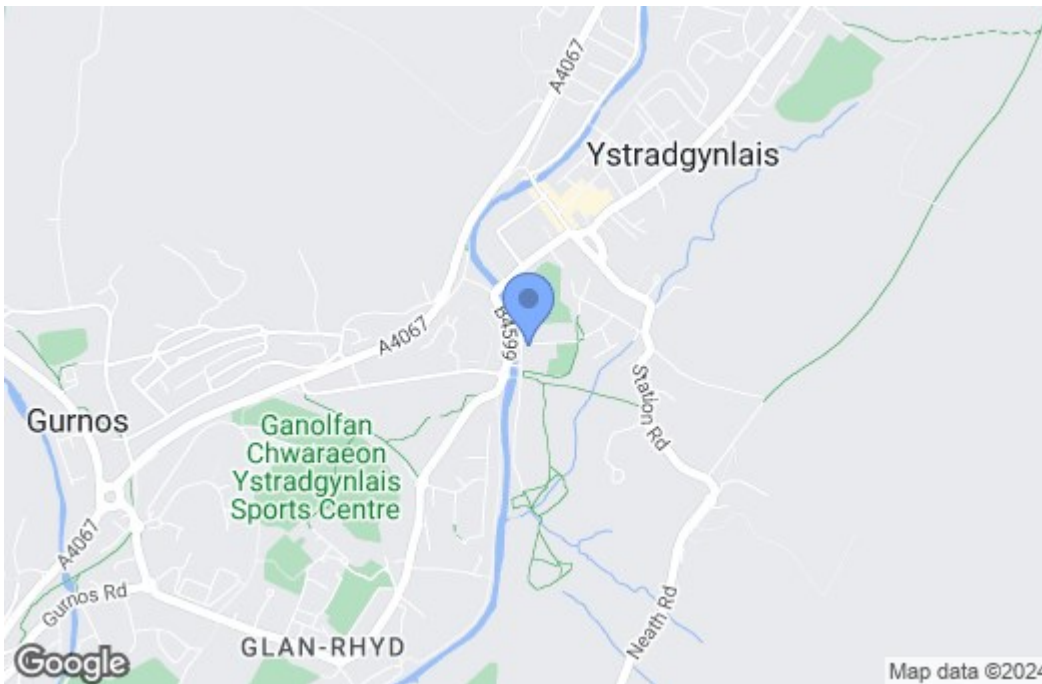
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin



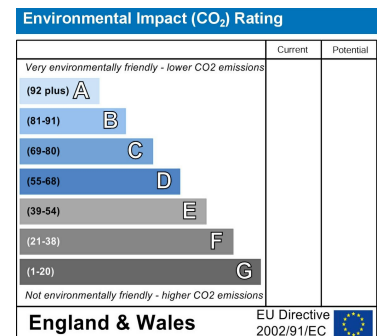
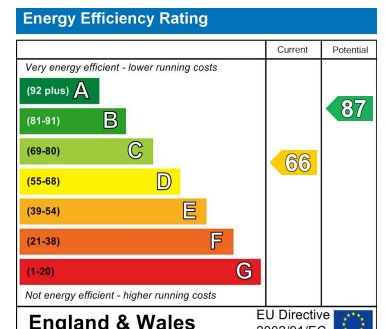
## Floor Plan



## Area Map



## Energy Efficiency Graph



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