



New Road, Ystradwen, Swansea, SA9

Offers In Region Of £340,000

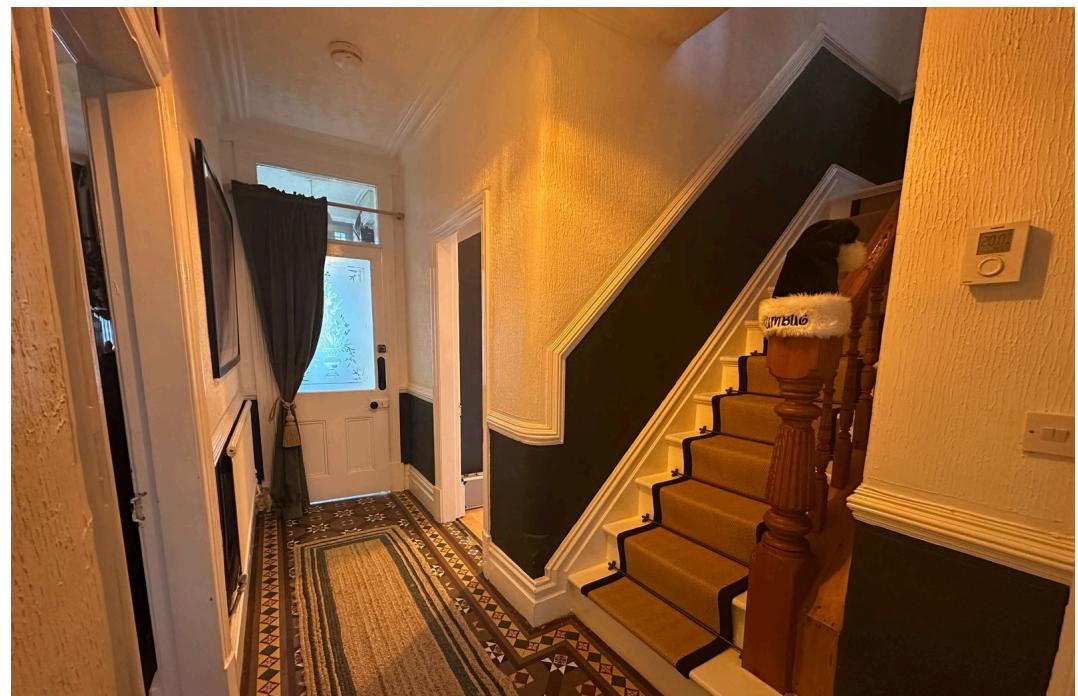
CE Calow Evans
Estate Agents

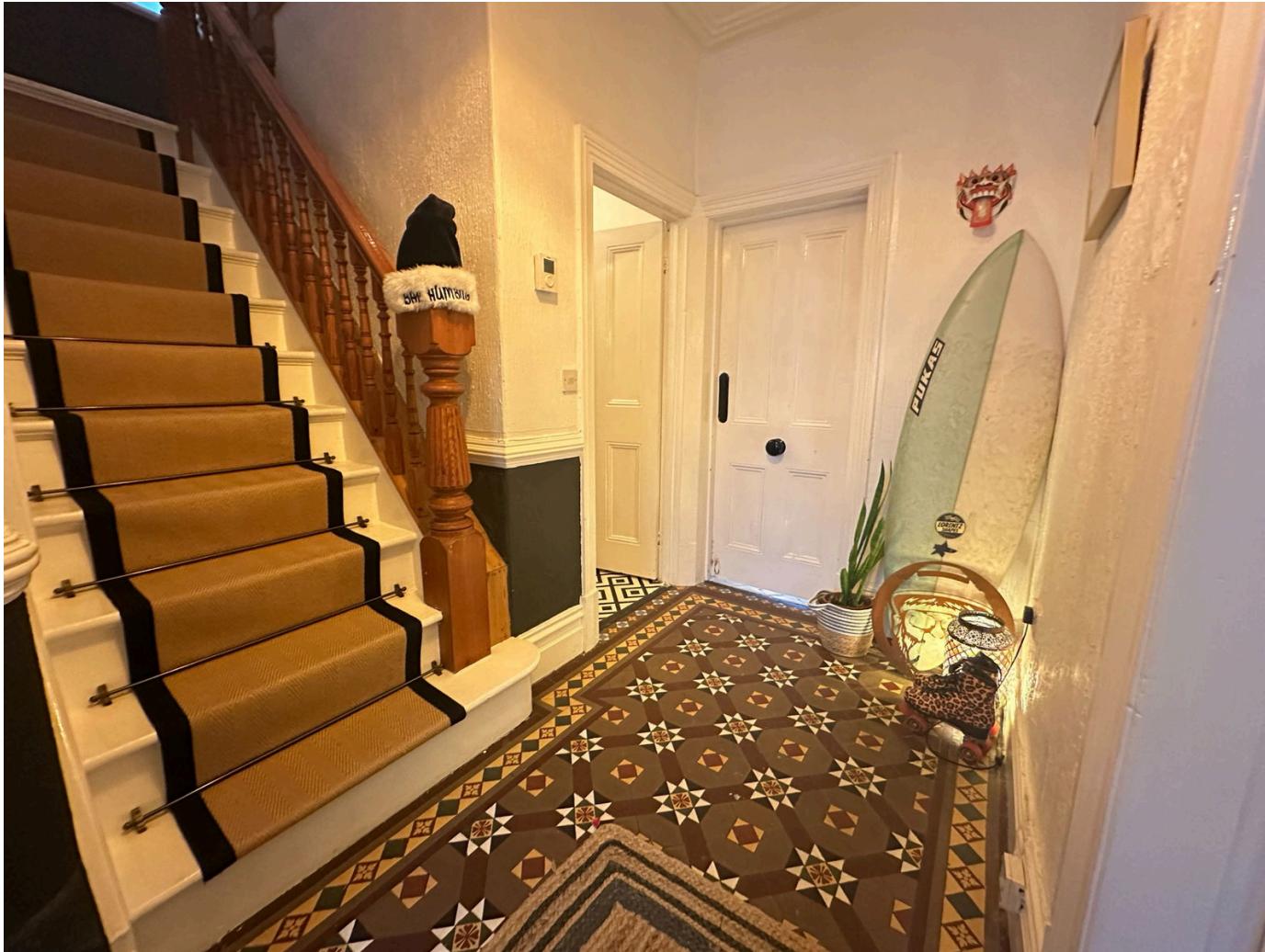
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New Road, Ystradown, Swansea, SA9

This attractive four bedroom detached stone property offers generous, well proportioned accommodation and a wealth of character. This family home retains original features that add charm and individuality while providing comfortable and versatile living space suited to modern family life. The accommodation is well laid out with spacious kitchen/dining room offering ample room for both entertaining and everyday living. High ceilings and feature fireplaces enhance the sense of character, while large windows allow plenty of natural light to flow through the property. Externally a good sized garden with an open aspect and views to the rear and potential for off road parking via the private lane subject to a yearly fee (tbc).





Entrance Vestibule:

Victorian tiled floor.

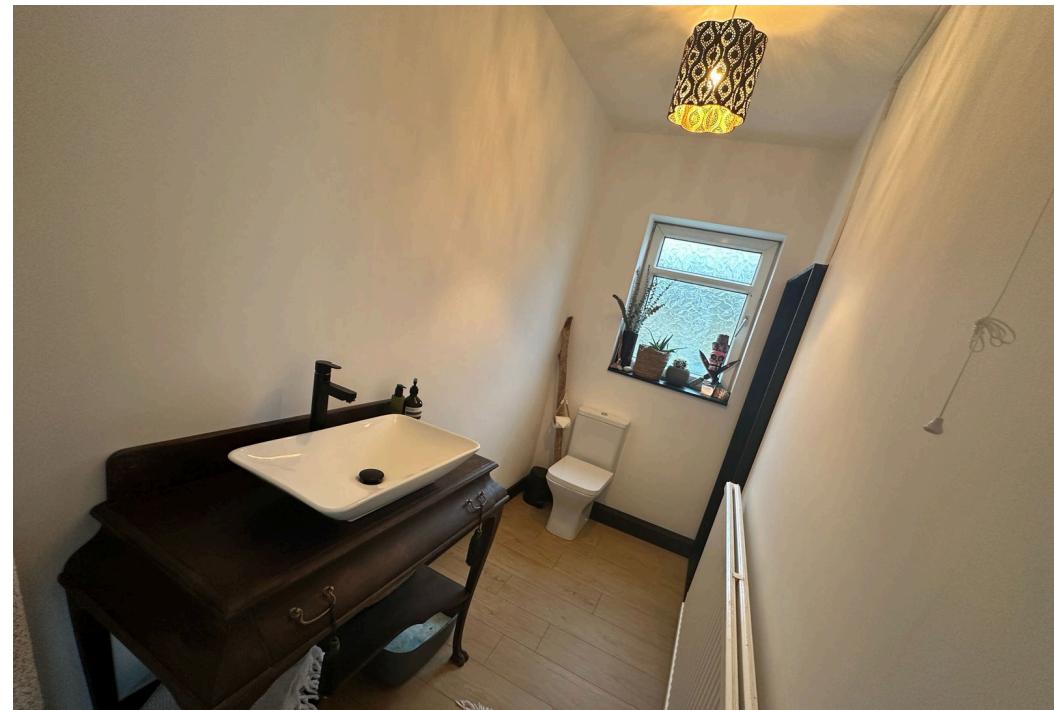
Entrance Hallway:

Victorian tiled floor, dado rail to half way, stairs to first floor, single panel radiator.

Understairs Storage Area/Utility:

Double glazed window to side elevation, understairs storage cupboard.





Lounge:

4.57m x 3.23m (15'0" x 10'7" to chimney breast)

Double glazed window to front, engineered oak flooring, original cornice to ceiling, ceiling rose, feature fireplace with wooden surround with wood burner on marble hearth, engineered oak flooring, double panel radiator.

Study:

3.35m x 3.02m (11'0" x 9'11")

Double glazed window to front elevation, engineered oak flooring, column radiator, original cornice to ceiling, ceiling rose, fitted cupboards with sliding doors.

Dining Room:

7.7m x 3.68m (25'3" x 7'3"/12'1")

Open-plan to kitchen, double glazed windows to side and rear, single and double panel radiators.

**Kitchen:**

5.18m x 4.22m (17'0" x 9'0"/13'10")

Double glazed windows to rear with views, double glazed window and double glazed door to side, engineered oak flooring, fitted with base units, Rayburn cooker, ceramic hob, electric oven, 1½ bowl sink unit and draining board, plumbing for washing machine, heated towel rail, double panel radiator.

Shower Room:

2.95m x 1.35m (9'8" x 4'5" plus shower area)

Double glazed obscure window to rear, counter top wash hand basin, WC, shower enclosure with tiled splashback and double glazed obscure window to rear, double panel radiator.

First Floor Landing:

Double glazed obscure window to side elevation, dado rail to half way, engineered oak flooring to landing area.

**Bedroom One:**

4.32m x 3.4m (14'2" x 11'2")

Two double glazed windows to front elevation, engineered oak flooring, column radiator.

Bedroom Two:

3.81m x 3.51m (12'6" x 11'6")

Double glazed window to rear with views, engineered oak flooring, fitted wardrobes, column radiator.

Bedroom Three:

4.44m x 3.48m (14'7" x 9'3"/11'5")

Double glazed window to front elevation, engineered oak flooring, fitted wardrobes, column radiator.





Bedroom Four:

2.54m x 2.46m (8'4"/6'1" x 8'1")

Double glazed window to rear elevation, engineered oak flooring, cupboard housing hot water tank, column radiator.

Bathroom:

2.46m x 1.63m (8'1" x 5'4")

Double glazed obscure window to rear, engineered oak flooring, suite comprises double ended free standing bath, WC, black framed washstand with gloss white open shelf and basin, column radiator, entrance to loft.

Externally:

Small enclosed frontage, side pedestrian access to a good sized rear garden mainly laid to lawn, paved patio with lovely views and open aspect to the rear, outside tap and external oil boiler providing domestic hot water and central heating, stone shed with electricity connected the additional shed houses the oil tank. Please



Services:

We are advised mains water, electricity and drainage are connected, oil fired central heating.

Tenure:

Freehold.

Council Tax:

D.



Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



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