



28 Glanrhyd Road, Ystradgynlais, Swansea, City And County of Swansea. SA9 1AU



£400,000

Main Features

- Impressive
- Fully Renovated
- Two Reception Rooms
- Utility Room
- Basement
- Five Bedrooms
- Off Road Parking
- Viewing Recommended
- Need a Mortgage? We Can Help!

General Information

Impressive! This spacious semi detached property is located in the sought after area of Glanrhyd, Ystradgynlais. The property offers; entrance porch with original tiled flooring, attractive hallway with partial original tile flooring and partial flagstone flooring. With 2 spacious reception rooms, one comprising of exposed stone feature wall and multi fuel burner, dining room, kitchen, utility and entrance to basement to the ground floor. To the first floor, four spacious bedrooms, family bathroom, vanity area, dressing room with staircase leading to the master bedroom on the second floor. With velux windows in the master, offering plenty of natural light and views of the Sleeping Giant Mountain. Externally, the property offers off road parking to the rear, with side access leading to an enclosed front garden with lawn area. Renovated to a high standard with many original features with modern additions. Glanrhyd Road is within walking distance to Ystradgynlais town centre with all its local shops and amenities, award winning primary & comprehensive schools. It is also situated on a main bus route and has good road links to the M4 corridor, Black Mountains Range and Brecon Beacons National Park. Viewing id highly recommended to appreciate the property size, workmanship and location.

Entrance Porch

(4' 7" x 442' 11") or (1.40m x 135.0m)

Entrance via double glazed door, original feature tiled flooring, part glazed door to.

Hallway

(24' 10" x 4' 5") or (7.57m x 1.35m)

Original feature tiled flooring, coving to ceiling, staircase, spotlights to ceiling, partial flagstone flooring. Doors leading to.

Lounge

(15' 0" x 11' 6") or (4.56m x 3.51m)

Large double glazed window to front, coving to ceiling, radiator, fitted carpet.

Sitting Room

(13' 10" x 10' 0") or (4.22m x 3.04m)

Double glazed window to rear, spotlights to ceiling, radiator, flagstone flooring.

Dining Room

(12' 6" x 11' 5") or (3.81m x 3.48m)

Double glazed window to rear, exposed stone feature wall, multi fuel burner, radiator, tiled flooring, opening to;

Kitchen

(16' 11" x 11' 1") or (5.16m x 3.37m)

Spotlights to ceiling, freestanding island with storage, lighting and ceramic hob, range of wall/base fitted units, plumbing for washing machine/dishwasher, integrated oven & grill, radiator, tiled flooring. French doors to exit.

Shower / Utility Room

Double glazed window to side, close coupled WC, hand basin, tiled and glazed shower cubicle, plumbing for washing machine, airing cupboard housing wall mounted boiler, water tank. laminate flooring.

BASEMENT

Basement/Storage

(13' 2" x 9' 3") or (4.01m x 2.82m)

Spacious area for storage, flagstone flooring.

FIRST FLOOR

Vanity Area

Double glazed window to side, double doors to storage, shelving, radiator, door leading to.

Bathroom

(10' 6" x 7' 10") or (3.21m x 2.40m)

Frosted window to rear, freestanding roll top bath with mixer tap, WC, his & hers hand basins with ornate swan taps, vanity under storage, heated towel rail, spotlights to ceiling, tiled flooring.

Bedroom One

(15' 3" x 11' 3") or (4.65m x 3.42m)

Double glazed window to front, radiator, fitted carpet.

Bedroom Two

(15' 2" x 10' 2") or (4.62m x 3.11m)

Double glazed window to rear, radiator, fitted carpet.

Bedroom Three

(12' 7" x 10' 4") or (3.84m x 3.14m)

Double glazed window to front, radiator, fitted carpet.

Bedroom Four

(12' 5" x 11' 4") or (3.79m x 3.45m)

Window to rear, storage cupboard, radiator, fitted carpet.

Bedroom Five

(21' 10" x 9' 1") or (6.65m x 2.76m)

Two Velux windows, spotlights to ceiling, laminate flooring.

EXTERNAL

Gardens

Off road parking to rear with side access leading to an enclosed front garden with lawn area.

Mortgage Advice

For a free no obligation mortgage review, please contact our Neath branch on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

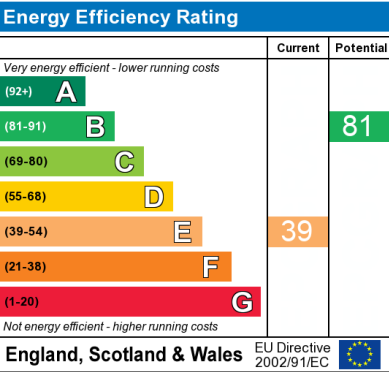
Current council tax banding A

Current heating type Gas

Tenure (To be confirmed) Freehold







The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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