



Swan Lane, offers in the region of £275,000

- Beautifully Presented
- Overlooking River
- Deceptively Large
- Off Road Parking
- Multiple Reception Rooms
- EPC Rating: E



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About the property

A Hidden Gem in Ystalyfera - Turnkey-Ready Home with River Views

This beautifully presented home in the sought-after area of Ystalyfera is a true hidden gem - deceptively spacious and finished to an exceptional standard throughout. Boasting an abundance of natural light, this property is perfect for buyers looking for a turnkey-ready home that combines style, space, and surprise.

Step inside and be amazed by the generous layout. Beyond the stylish main living areas lies a cleverly concealed hidden room, revealing a superb cinema room, a dedicated study, and a third bedroom - offering ideal flexibility for modern family life, remote working, or entertaining guests.

Upstairs, you'll find two generously sized bedrooms, both bright and airy, continuing the home's theme of space and light.

To the rear, the private garden backs directly onto the river, with steps leading down to the riverbed - a truly tranquil setting perfect for relaxing, hosting, or enjoying nature on your doorstep - benefiting from



Accommodation

Entrance Hall

Lounge

19' 9" x 10' 3" (6.02m x 3.12m)

Kitchen/Diner

17' 9" Max x 12' 9" Max (5.41m Max x 3.89m Max)

Kitchen

13' 6" x 5' 6" (4.11m x 1.68m)

Sun Room

10' 4" Max x 12' Max (3.15m Max x 3.66m Max)

WC

Bathroom

Cinema Room

8' 3" x 24' 8" (2.51m x 7.52m)

Study

7' 6" x 7' 7" (2.29m x 2.31m)

Bedroom Three

7' 6" x 21' 9" (2.29m x 6.63m)

Landing

Bedroom One

8' 7" Min x 12' 9" Max (2.62m Min x 3.89m Max)

Bedroom Two

12' 7" x 8' 1" (3.84m x 2.46m)

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Floorplan



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