



Station Road, offers in excess of £425,000

- Detached 4 Bed Stone Build Family Home
- Large Extension To The Rear
- Driveway Providing Off-road Parking for 3 Cars
- Large Enclosed Rear Garden
- Downstairs WC and Utility Room
- Downstairs Master Bedroom with Ensuite
- EPC Rating: D



 4  2  3



About the property

Peter Alan Morriston is pleased to present to the sales market this immaculately presented 19th Century four bedroom detached family home, situated in the centre of Ystradgynlais and at the gateway to the Brecon Beacons. The quiet residential suburb of Ystradgynlais is a thriving Welsh town at the top of the Swansea Valley, boasting a range of shops, cafes, bars and restaurants.

Whilst enjoying a quiet semi-rural location Ystradgynlais is only a twenty minute drive from the M4 & only a thirty minute drive to both Swansea City Centre and the Gower Peninsula. The house is also in the catchment area for a number of well regarded primary and secondary schools; both Welsh & English speaking.

Leasehold details

999 years from 25/03/1896

Ground Rent - Fixed at £1.88 Per Annum

The house has been tastefully renovated, extended to the rear and benefits from a generously sized private



Accommodation

Hall

10' 7" x 3' 6" (3.23m x 1.07m)

Music Room

14' 8" x 8' 7" (4.47m x 2.62m)

Lounge

14' 9" x 9' 9" (4.50m x 2.97m)

Kitchen

8' 1" x 18' 2" (2.46m x 5.54m)

Living Room

17' 6" x 19' (5.33m x 5.79m)

Master Bedroom

14' x 11' 4" (4.27m x 3.45m)

En Suite

6' 6" x 6' 9" (1.98m x 2.06m)

Bedroom Two

14' 9" x 12' 7" (4.50m x 3.84m)

Bedroom Three

8' 9" x 21' 7" (2.67m x 6.58m)

Bedroom Four

11' 3" x 8' 6" (3.43m x 2.59m)

Bathroom

10' 4" x 5' 6" (3.15m x 1.68m)

Utility Room

4' 7" x 4' 8" (1.40m x 1.42m)

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Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

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