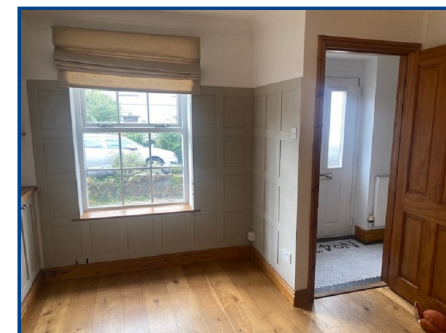


**Heol Maes Y Dre  
Ystradgynlais  
Swansea.**

Offers In Region Of **£265,000**

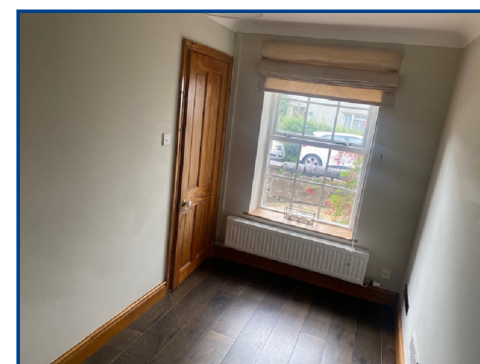
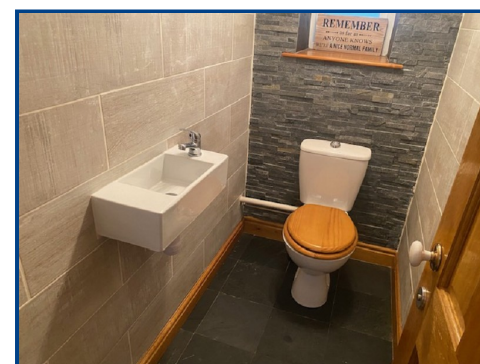


- 3 BEDROOM COTTAGE
- TOWN CENTRE LOCATION
- GAS CENTRAL HEATING
- LOUNGE WITH WOOD BURNER
- GOOD SIZE RIVERSIDE GARDEN
- NO CHAIN

**General Description**

Introducing this character cottage just off the main high street of Ystradgynlais Town. Easy walking distance to local amenities with a riverside garden to the rear. Filled with character and attention to detail, this cottage would make a wonderful home. No Chain.

**EPC Rating: D57**



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

## Heol Maes Y Dre, Ystradgynlais, Swansea.

### Property Description

Ystradgynlais is a thriving Town with a warm vibrant community. Located in the Swansea valley at the lower end of Powys, with the River Tawe running through it. The town has a range of places to eat and drink and popular independent shops. It also benefits from charming public gardens, a nature reserve and a popular walking/cycling path. Ideal for families the area has many primary schools and a secondary school.

Good road links to the Black Mountain, Bannau Brycheinion National Park and the M4 Corridor.

### Entrance

Tiled floor with access to study, stairs and lounge.

### Study (11' 10" x 6' 4") or (3.61m x 1.92m)

Wooden floor, radiator, window to front of property.

### Lounge (15' 6" x 9' 11") or (4.73m x 3.02m)

Wooden floor, radiator, window to front of property, wooden shelving in fireplace recess, wood burner with sandstone surround, panelled wall detail, wall lights, under stairs storage.

### W.C. (3' 3" x 6' 2") or (0.98m x 1.89m)

Tile floor, wall tile, hand basin, W.C.

### Kitchen/Dining Room (8' 11" x 20' 7") or (2.72m x 6.28m)

Wooden kitchen worktops with base units and breakfast bar, Belfast sink with window to rear of property, integrated dishwasher, integrated fridge, splash back tiles, panelling to dining room wall, radiator, glazed stable door with access to patio and rear garden, French doors onto patio,

### Bedroom 1 (15' 7" x 12' 3") or (4.75m x 3.73m)

Two character windows to front of property, radiator, engineered oak flooring, panelling detail to one wall.

### Bedroom 2 (9' 1" x 10' 10") or (2.78m x 3.31m)

Large window to rear of property, carpet, radiator.

### Bedroom 3 (15' 8" x 6' 6") or (4.77m x 1.97m)

Engineered oak flooring, window to front, radiator.

### Bathroom (8' 10" x 7' 0") or (2.68m x 2.14m)

Tile floor, half tile splash back with full tile to shower area, rainfall shower head, W.C. sink, stand alone roll-top feature bath, feature upright radiator.

### Landing

Stairs from ground floor up to first floor, carpet, loft access, access to all first floor

rooms, airing cupboard with wooden flooring, shelves and boiler.

### External

Good sized Riverside garden to rear with patio area and outbuildings. Small walled garden to front.

### Agents Note

Fence will be erected at bottom of garden before completion.

### Services

Mains electricity, mains water, mains drainage, mains gas

### Tenure

Freehold

### Council Tax

B

