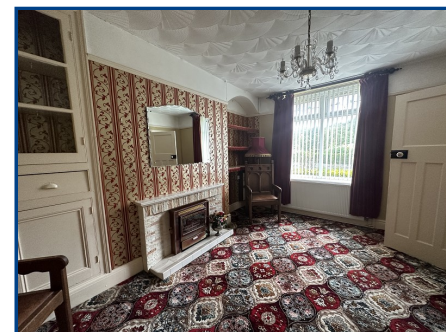
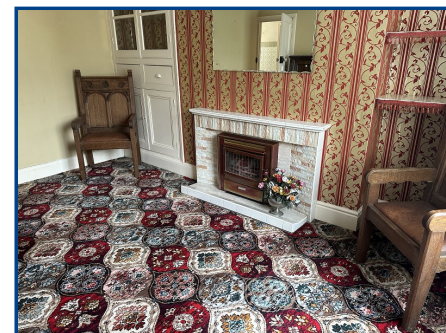
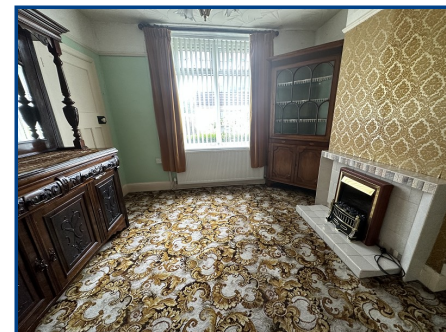
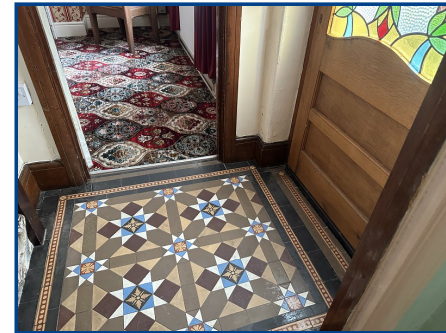


Bethel Road  
Lower Cwmtwrch  
Swansea.

Price **£160,000**

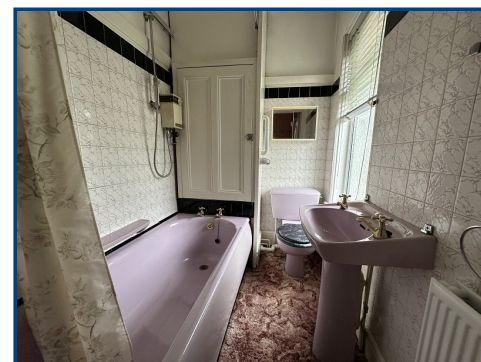


- DETACHED PROPERTY IN NEED OF UPDATING
- 3 BEDROOMS & FIRST FLOOR BATHROOM
- 3 RECEPTION ROOMS & KITCHEN
- GARAGE & PARKING
- OIL CENTRAL HEATING

### General Description

EPC Rating: F38

Traditional detached family home in need of modernisation. Oil central heating system replaced 4 years ago including all radiators. Windows and doors were replaced with double glazed units with feature stained glass in 1999 and are in good condition. The property has many original features which include some internal doors, fireplaces & picture rails. Walking distance of primary school.



Viewing: **01639 844 426**

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

Email: [ystradgynlais@ctf-uk.com](mailto:ystradgynlais@ctf-uk.com)

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#### 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).

**Property Description**

Situated in the village of Cwmtwrch with easy access to many amenities including, Secondary and Primary Schools, Supermarkets & Family Friendly Public Houses serving food. Good road links via the A4067 to the M4 corridor and Bannau Brycheiniog National Park. More amenities can be found in the Town of Ystradgynlais which has a thriving town centre with independently owned shops & cafes which is approximately a mile from the property.

**Hall**

Enter via traditional style wooden door with stained glass panels into small hallway with original tiled flooring, carpeted stairs to first floor and doors either side into lounge & living room.

**Lounge (10' 9" x 10' 6") or (3.28m x 3.21m)**

With window to front, radiator & feature fire place with electric fire. Sliding doors into Dining Room.

**Dining Room (10' 9" x 10' 6") or (3.28m x 3.21m)**

With window to rear into lean to. Radiator & feature fireplace with electric fire. Sliding doors into rear hallway.

**Living Room (13' 5" x 10' 7") or (4.10m x 3.23m)**

With window to front & feature fireplace with disused coal fire. Fitted cupboard to one side of fireplace.

**Kitchen (10' 7" x 4' 3") or (3.23m x 1.30m)**

Fitted with a range of wood effect wall & base units to include integrated fridge/freezer, electric oven, hob & extractor hood. Window to rear. Partly tiled walls.

**Rear Hall**

With door into lean to, under stairs storage cupboard and radiator.

**Landing**

Spacious landing with window to rear, access to all first floor rooms and radiator.

**Bedroom 1 (15' 10" x 10' 9") or (4.82m x 3.28m)**

Spacious double with window to front & radiator.

**Bedroom 2 (14' 10" Max x 10' 9" Max) or (4.51m Max x 3.28m Max)**

With 2 windows to front, radiator and feature fireplace.

**Bedroom 3 (7' 11" x 8' 4") or (2.42m x 2.54m)**

With window to rear & radiator.

**Bathroom (7' 7" x 4' 11") or (2.32m x 1.49m)**

Fitted with a coloured suite to include bath, WC & wash hand basin, window to rear & radiator. Cupboard.

**Lean To Utility**

L shaped lean to - attached to rear of house split into 2 areas  
Hallway with uPVC entrance door and 2 windows, tiled floor & 2 x radiators.  
Utility with plumbing for washing machine, sink unit and small amount of units.

**Outbuildings**

Boiler room attached to utility area accessed from outside housing the oil boiler.  
WC to rear of property access from outside.

**External**

The main garden is to the side of the property with garage and off road parking. Small front garden with path to front door. And small rear garden.

**Agents Notes**

There are electric air-conditioning units in all the rooms to the front of the property - they are no longer connected.

**Services**

Mains electricity, mains water, mains drainage

**Tenure**

Freehold

**Council Tax**

C

