



**Clare Road  
Ystalyfera  
Swansea.**

Price **£350,000**



- 4 DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- ATTIC ROOM WITH PRIVATE BATHROOM
- DRIVEWAY PARKING & GARAGE
- OPEN PLAN LIVING TO LOWER GROUND FLOOR
- UTILITY ROOM
- MULTIPLE RECEPTION ROOMS FOR LIVING OR OFFICE SPACE
- GARDEN TO REAR
- VIEWS DOWN THE SWANSEA VALLEY

**General Description**

**EPC Rating: C77**

Introducing this unique property self build with one other on the street. Set over 4 floors providing plenty of space and privacy for blending families or growing children. 4 double bedrooms, master with en-suite and attic bedroom with private bathroom. Open plan living kitchen diner to lower ground floor and views down the Swansea Valley. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE SPACE.**

Viewing: **01639 844 426**

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

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

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**Professional Services**

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## Clare Road, Ystalyfera, Swansea.

### Property Description

Nestled in an elevated position in Ystalyfera, this family home has many unique prospects for use. With 4 double bedrooms, driveway parking for 3 cars, garage, garden and multiple reception rooms to be used as family living or office space, this property is a must view. Excellent road links to the M4 corridor for commuting or city lifestyle, only 15 minutes from the foothills of the Bannau Brycheiniog National Park.

### Lower Ground Floor.

#### Kitchen

Integrated Microwave / oven with plate warmer, integrated oven, induction hob, integrated dishwasher, pantry, wall and base units for plenty of storage, feature radiator, glazed door to rear garden with side window, tile flooring.

**Lounge/Dining Room (20' 11" x 14' 2") or (6.38m x 4.31m)**

**Gym (15' 0" x 8' 0") or (4.56m x 2.44m)**

**Shower Room (8' 2" x 5' 9") or (2.49m x 1.76m)**

**Stairs leading to:**

#### Ground Floor

**Living Room (13' 9" x 12' 0") or (4.19m x 3.66m)**

**Office/Study (11' 9" x 10' 4") or (3.58m x 3.15m)**

**Utility Room (6' 2" x 5' 6") or (1.87m x 1.67m)**

**Garage (16' 1" x 9' 3") or (4.90m x 2.83m)**

## Clare Road, Ystalyfera, Swansea.

**Entrance Hall (15' 5" x 7' 0") or (4.70m x 2.13m)**

**W.C. (6' 5" x 2' 8") or (1.96m x 0.81m)**

**Stairs leading to:**

#### First Floor

**Family Bathroom (10' 1" x 6' 9") or (3.08m x 2.07m)**

**Bedroom 1 (15' 5" x 9' 4") or (4.71m x 2.84m)**

**En Suite (5' 11" x 4' 0") or (1.81m x 1.21m)**

**Bedroom 2 (12' 2" x 10' 11") or (3.72m x 3.33m)**

**Bedroom 3 (11' 11" x 10' 2") or (3.64m x 3.09m)**

**Stairs leading to:**

#### Second Floor Attic

**Bathroom (12' 11" x 0' 0") or (3.93m x 0.00m)**

**Landing (11' 5" x 5' 8") or (3.49m x 1.73m)**

**Bedroom 4/Attic room (12' 11" x 10' 9") or (3.94m x 3.28m)**

#### Services

Mains electricity, mains water, mains gas, mains drainage

#### Council Tax

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