



**Clare Road
Ystalyfera
Swansea.**

Price **£340,000**



- 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**

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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.

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

Tenure

Freehold

Council Tax

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