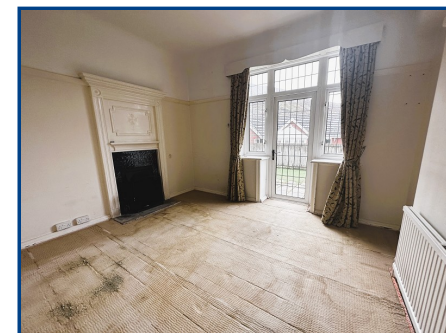




**Glanyrafon Road  
Ystalyfera  
Swansea.**

Price **£400,000**



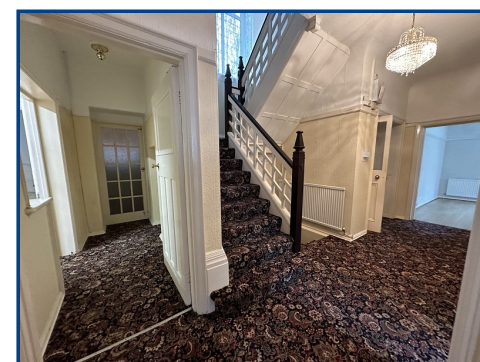
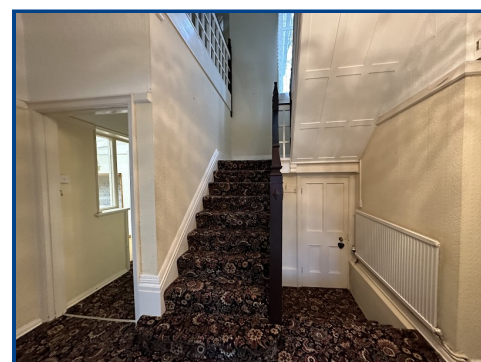
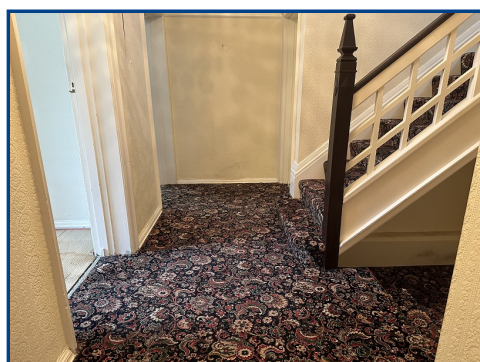
- TRADITIONAL EDWARDIAN HOME
- 3 RECEPTION ROOMS
- 5 DOUBLE BEDROOMS
- MANY ORIGINAL FEATURES
- DRIVEWAY & GARAGE PARKING
- GAS CENTRAL HEATING
- NO CHAIN

**General Description**

**EPC Rating: E48**

A rare opportunity to purchase this Edwardian Property brought to the market for the first time. The property has many original features and most rooms have feature fireplaces. Large double glazed windows make this property a bright and spacious family home. With 3 Reception rooms, 5 bedrooms sitting on a large plot with driveway parking.

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming



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).

**Property Description**

A rare opportunity to purchase this Edwardian Property brought to the market for the first time. Former Vicarage situated in the village of Ystalyfera with magnificent views of the Varteg Mountain. Good road links via the A4067 to the M4 Corridor and the Bannau Brycheiniog National Park. Many amenities near by with a welsh speaking superschool providing education for 3 - 18 year olds on the doorstep.

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request".

**Entrance Porch (7' 7" x 6' 6") or (2.31m x 1.97m)**

**Reception Room 1 (20' 11" x 12' 11") or (6.37m x 3.93m)**

With large bay window and seating panelled seating area to front, window to side, feature fireplace, 2 radiators and wood effect laminate flooring.

**Reception Room 2 (12' 11" x 12' 3") or (3.93m x 3.74m)**

With feature double doors with side window panes leading to the garden. Feature fireplace & radiator.

**Reception Room 3 (15' 11" x 15' 1") or (4.84m x 4.60m)**

With window to rear & side, feature fireplace, radiator, hatch into kitchen & wood effect laminate flooring.

**Kitchen (13' 1" x 11' 5") or (3.98m x 3.48m)**

Fitted with a range of painted wall & base units. Tiled Recess used to house a range style cooker. Larder cupboard. Free standing electric cooker with hood. Window to rear and internal window into hall. Radiator and wood effect laminate flooring.

**Utility (11' 5" x 9' 7") or (3.48m x 2.92m)**

With wall mounted baxi combi boiler, Wash hand basin & plumbing for washing machine. Window to side.

**Hallway (18' 7" x 4' 9") or (5.67m x 1.44m)**

With stairs to first floor& radiator.

**Cloakroom (7' 6" x 5' 6") or (2.29m x 1.67m)**

Down a few steps from the hall is a cloakroom area. With door into WC.

**W.C. (5' 5" x 2' 9") or (1.66m x 0.85m)**

Fitted with a WC

**Stairs leading to First Floor**

Impressive stairway with turn and large feature window.

**Landing (22' 2" x 4' 9") or (6.76m x 1.45m)**

Large landing with access to all first floor rooms window to side & radiator. Storage cupboard and door into storage room.

**Storage Room (7' 10" x 5' 8") or (2.38m x 1.72m)**

With high level window.

**Bedroom 1 (15' 7" x 15' 6") or (4.75m x 4.72m)**

With window to side, feature fireplace,radiator & storage cupboard

**Bedroom 2 (13' 3" x 11' 8") or (4.03m x 3.55m)**

With window to rear, radiator & feature fireplace.

**Bedroom 3 (13' 4" x 12' 4") or (4.06m x 3.76m)**

With window to side, radiator, feature fireplace and storage cupboard.

**Bedroom 4 (12' 11" x 11' 5") or (3.93m x 3.48m)**

Double aspect room with window to front & side with views of the varteg mountain, feature fireplace & radiator.

**Bedroom 5 (9' 1" x 9' 1") or (2.76m x 2.76m)**

With window to front, radiator and feature fireplace.

**Bathroom (8' 2" x 8' 0") or (2.49m x 2.43m)**

Fitted with a roll top free standing bath, Wash hand basin in vanity unit & shower cubicle with shower run off hot water system.

Window to side, partly tiled walls, & heated towel rail.

**Separate WC (4' 7" x 2' 11") or (1.39m x 0.89m)**

Fitted with a WC with a small hand wash basin on top of cistern. Partly tiled walls & window to side.

**Outbuildings**

There are several outbuildings attached to the main property.

**Externally.**

Property is fully enclosed with a double gated driveway leading to a garage. Garden to front side & rear laid mainly to lawn with a patio area to the side benefits from Mountain views.

**Agents Note**

N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request. The property is in a high risk flood zone.

**Services**

Mains electricity, mains water, mains gas, mains drainage

**Tenure**

Freehold

**Council Tax**

E

