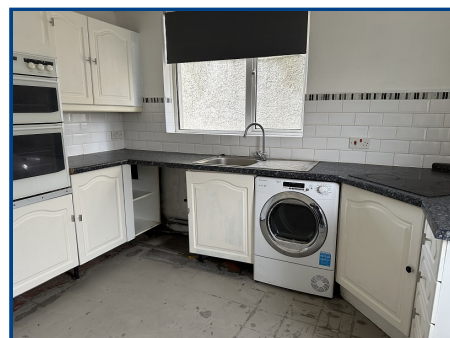


**Lluest Ystradgynlais
Swansea.**

Price **£135,000**



- **3 BED SEMI DETACHED**
- **GARDENS TO FRONT AND BACK**
- **GARAGE TO REAR ACCESSED VIA LANE**
- **WALKING DISTANCE OF TOWN CENTRE**
- **GAS CENTRAL HEATING**
- **NEEDS SOME TLC**



General Description

3 bedroom semi with Hallway, bathroom, kitchen/breakfast room and lounge to ground floor. 2 double bedrooms & one single to first floor. Front & rear garden with patio areas, greenhouse, wooden shed & Garage accessed via rear lane. This property needs some tender loving care to make this an ideal family home.

EPC Rating: D64

Lluest Ystradgynlais, Swansea.

Property Description

3 bedroom semi with Hallway, bathroom, kitchen/ breakfast room and lounge to ground floor. 2 double bedrooms & one single to first floor. Front & rear garden with patio areas, greenhouse, wooden shed & Garage accessed via rear lane. This property is situated in walking distance of Ystradgynlais a vibrant town with many amenities including locally run shops and cafes. There are 3 primary schools and one Secondary School in the area which would make this an ideal family home. Good road links to the M4 Corridor and Bannau Brycheiniog National Park.

Hallway

Enter through 1/2 glazed uPVC door with side window into hallway with door into kitchen & bathroom & stairs to first floor. Wood effect laminate flooring. Carpet to stairs.

Bathroom

Fitted with a white suite to include, bath with overhead electric shower. W.C. & wash hand basin in vanity unit. Tiled floor, spotlights to ceiling & partly tiled walls. Window to front & heated towel rail.

Kitchen / Breakfast Room (11' 02" Max x 14' 0" Max) or (3.40m Max x 4.27m Max)

Fitted with a range of wall & base units to include integrated ceramic hob & double oven. Wood effect laminate flooring & splash back tiling to walls. Windows to side & rear & 1/2 glazed exit door to rear garden.

Lounge (10' 11" x 16' 0") or (3.33m x 4.88m)

Double aspect room with window to front & rear. Feature fireplace with coal effect gas fire(not tested) & radiator.

Landing

With window to rear, storage cupboard housing gas combi boiler & small radiator. Access to loft(boarded and electric) via pull down ladder.

Bedroom 1 (14' 0" x 10' 08") or (4.27m x 3.25m)

Spacious room with window to front & side. Fitted wardrobes to one wall & storage cupboard above stairs. Radiator.

Bedroom 2 (11' 0" x 9' 01") or (3.35m x 2.77m)

Double room with window to front & radiator.

Bedroom 3 (8' 01" x 6' 06") or (2.46m x 1.98m)

Single bedroom or study with window to rear.

Garage

With up & over door & electricity. Access via back lane.

Front Garden

Enclosed garden laid to stones & flower beds, with path to front door and rear. Wooden Access gate to rear.

Rear Garden

Rear garden with patio areas, greenhouse and wooden storage shed. Access gate to rear lane.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

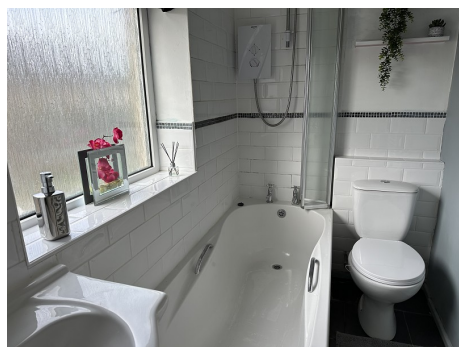
Freehold

Council Tax

B

Directions

From our Ystradgynlais office turn right and proceed onto Brecon road take the 3rd turning left onto Bryn Road and follow the road around to the right onto Lluest and the property can be found on the left hand side of the road



Important notice

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