



**Swan Lane
Ystalyfera
Swansea.**

Price **£150,000**



- 3 BEDROOM COTTAGE
- LOUNGE / DINING AREA
- GARDEN
- WOODLAND AND RIVER VIEWS
- GARAGE & SMALL DRIVEWAY
- NO CHAIN
- PERFECT FIRST TIME, HOLIDAY LET OR RETIREMENT

General Description

EPC Rating: D58

Introducing this refurbished cottage down a quiet street from the High Street of Ystalyfera. Lovingly refurbished by the current owners with under floor heating, character wood burner, insulated loft bedroom, woodland and river views with garage and small drive a few doors down. Used as a holiday home, this property is turn key with no chain. Perfect for first time buyers, as a holiday let or retirement home which doesn't need work doing to it.

Viewing: **01639 844 426**

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

Email: **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.

Property Description

Set back down a quiet road away from Ystalyfera High Street, commuting links are good, with ease of access to local amenities and only 15 minutes from Bannau Brycheiniog National Park. With the M4 only 25 minutes away, City lifestyle is accessible whilst living in a semi rural community. NO CHAIN.

Lounge / Dining Area (21' 5" x 14' 2") or (6.54m x 4.31m)

Enter property via front door into lounge dining area, laminate flooring, window to front of property, window to rear, fuse box, stairs to first floor, feature stone wall fireplace with wood burner, access into;

Kitchen (7' 8" x 6' 9") or (2.33m x 2.07m)

Under floor heating with base units, large double Belfast sink, fridge, cooker, window to side of property, glazed door with access to garden, from kitchen you can access;

Shower Room (4' 7" x 6' 6") or (1.40m x 1.99m)

Electric shower, W.C. sink, privacy window to rear of property, heated towel rail, under floor heating.

Stairs & Landing

Panelled stairs to landing, access to bedroom 1 and bedroom 2.

Bedroom 1 (8' 6" x 13' 9") or (2.59m x 4.19m)

Carpet flooring, two windows to front of property, radiator.

Bedroom 2 (12' 7" x 10' 10") or (3.84m x 3.29m)

Carpet flooring, window to rear of property with woodland and river views, radiator, stairs up to second floor.

Bedroom 3 (14' 4" x 14' 0") or (4.36m x 4.27m)

Accessed from doorway to staircase in bedroom 2, wooden stairs up to 2nd floor, insulated wooden flooring, insulated ceiling with Velux window to front of property and fully open Velux window to rear of property, feature stone wall, cupboard with boiler, radiator. (Refurbished to building regulation standards)

EXTERIOR

Access garden from door in kitchen to patio area, tiered lawn area with right of access through the neighbouring garden to the right. Workshop with double glazed windows, insulated with electric. Lean to recycled decking area to rear over looking river and woodlands with river access down some steps to tiered bank with retaining wall to river.

Down the road is a garage and small driveway.

Broadband and Mobile phone

Mobile Coverage

EE
Vodafone
Three
O2

Broadband

BT
Sky
Virgin

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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