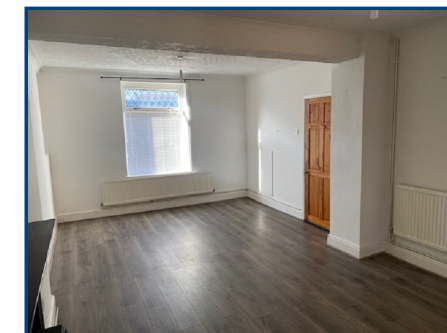


**Heol Maes Y Dre
Ystradgynlais
Swansea.**

Price **£185,000**

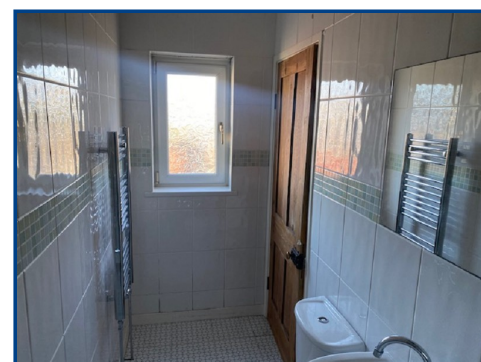
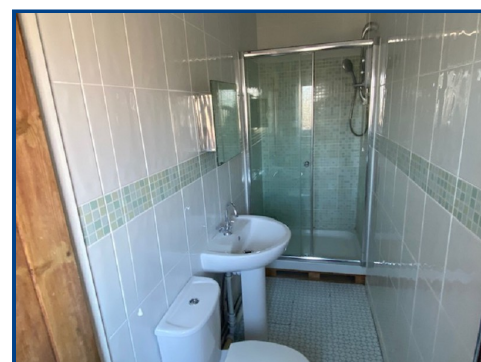


- TOWN CENTRE LOCATION
- DRIVEWAY PARKING
- BATHROOM & SHOWER ROOM
- LOUNGE & KITCHEN/DINER
- ENCLOSED REAR GARDEN
- NO CHAIN

General Description

EPC Rating: E48

1. Introducing this 3 bedroom property situated in an idyllic location just off the main high street of Ystradgynlais Town Centre. Lounge Kitchen/diner & bathroom to ground floor. 3 Bedrooms & shower room to first floor. Pedestrian access from front of property to a side pathway leading into enclosed rear garden with driveway parking accessed from Car Park. Also parking to the front of the property. No Chain



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.

Heol Maes Y Dre, Ystradgynlais, Swansea.

Property Description

Situated just 25 minutes from the M4 corridor, Ystradgynlais Town has a lot to offer with ease for commuting, excellent location to the Bannau Brycheiniog National Park a few miles away and a bustling town culture with family businesses, cafes, restaurants and local amenities. With local school in the medium of Cymraeg and English, post offices, dentists and doctor surgery, this town has a lot to offer with a calmer paced lifestyle but exciting city opportunities only 30 minutes away.

Entrance Hall (10' 4" x 2' 11") or (3.16m x 0.89m)

Enter property from street via front door into hallway, laminate flooring, radiator, fuse box, access to lounge and stairs.

Lounge (21' 9" x 11' 11") or (6.63m x 3.63m)

Laminate flooring, window to front of property, window to rear of property, under

stairs storage, x2 radiators, fireplace with back boiler leading into;

Kitchen/Diner (11' 5" x 11' 11") or (3.47m x 3.64m)

Tile flooring, wall and base units, sink, plumbing for washer / dryer, space for cooker with extractor fan, radiator, window to side of property, door leading to;

Rear Porch

Half glazed door, tile flooring, radiator, access to garden, kitchen diner and downstairs bathroom.

Bathroom (5' 9" x 7' 1") or (1.75m x 2.15m)

Half tile to walls, floor tiles, bath, W.C. sink, radiator, window to rear of property.

Bedroom 1 (14' 1" x 10' 6" Max) or (4.29m x 3.20m Max)

Carpet flooring, window to front of property, radiator, feature fireplace.

Heol Maes Y Dre, Ystradgynlais, Swansea.

Bedroom 2 (9' 4" x 10' 8") or (2.84m x 3.25m)

Carpet flooring, radiator, window to front of property.

Bedroom 3 (8' 6" x 10' 7") or (2.60m x 3.22m)

Carpet flooring, window to rear of property, radiator, storage cupboard.

Shower Room (11' 7" x 3' 7") or (3.53m x 1.08m)

W.C. sink, double shower cubicle, wall tile, heated towel rail, window to rear of property.

Landing

Carpet flooring, access to bedrooms 1, 2 and 3, shower room and loft access.

EXTERIOR

To front, access the garden via gate to the left of the property from Heol Maes Y Dre, paved path along the side of the house with small lawn area into rear garden, patio from rear door access with lawn garden, paved

pedestrian access down the side of the garden to secondary patio area with shed, onto driveway which can be accessed via car park to rear of property.

Broadband and Mobile phone

Mobile Coverage: - EE - Vodafone - Three - O2
Broadband: BT - Sky - Virgin

Agents Notes

Lease Start Date 09 Dec 1919
Lease End Date 29 Sep 2908
Lease Term Remaining 885 years

Services

Mains water, mains electricity, mains gas, mains drainage

Tenure

Leasehold

Council Tax

B

