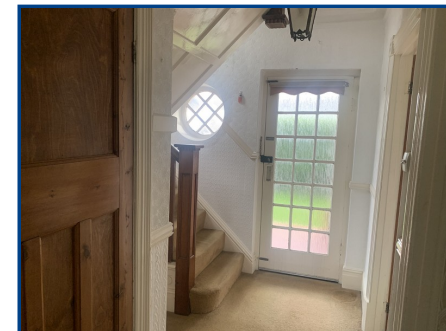


**Ynyscedwyn Road
Ystradgynlais
Swansea**

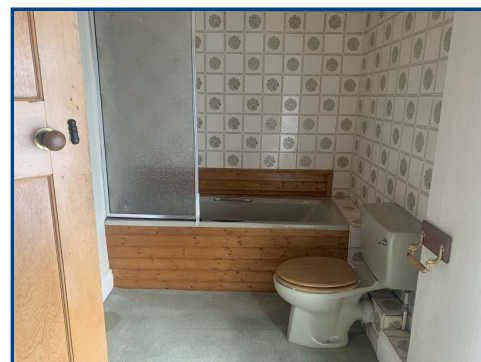
Price **£310,000**



- DETACHED HOUSE
- POPULAR CENTRAL LOCATION
- RENOVATION REQUIRED
- GOOD SIZE GARDEN
- CHARACTER FEATURES
- BASEMENT STORAGE
- NO ONWARD CHAIN

General Description

A detached property in a central location, offering convenient access to the town centre and local schools. Ystradgynlais is a wonderful place to live, with everything you may need on your step such as cafes, shops and schools. The property boasts many original features such as stained glass window and internal doors but does require renovation throughout to recreate a wonderful family home.



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.

Property Description

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Ground Floor

Entrance Hall

Single glazed wood door to front, carpet, radiator, under stair cupboard, cupboard housing floor mounted boiler, stairs leading to first floor.

Kitchen/Diner (21' 2" x 10' 11") or (6.46m x 3.33m)

Double glazed window to rear and door to side, range of wall and base units, stainless steel sink/drain.

Reception Room 1 (11' 3" x 8' 10") or (3.43m x 2.70m)

Double glazed bay window to front, carpet, radiator.

Reception Room 2 (12' 0" x 11' 1") or (3.65m x 3.37m)

Single glazed window to side, radiator, carpet, single glazed double doors in to lean to.

Lean To (10' 0" x 8' 4") or (3.06m x 2.54m)

Carpet, double glazed window and door to rear.

Landing

Original stained glass window, carpet, over stair cupboard, loft hatch.

Bedroom 1 (12' 2" x 11' 5") or (3.70m x 3.47m)

Double glazed window to front, carpet, original fireplace.

Bedroom 2 (12' 0" x 11' 11") or (3.67m x 3.63m)

Double glazed window to rear, radiator, carpet.

Bedroom 3 (12' 6" x 10' 11") or (3.82m x 3.32m)

Double glazed window to rear, carpet, radiator.

Bathroom (11' 3" x 6' 0") or (3.42m x 1.83m)

Double glazed window to side, carpet, radiator, WC, wash hand basin, bath with shower over, wood panelling to ceiling.

External

Red brick wall with hedging to front boundary, pedestrian gate with path leading to front and side doors.

Small patio and good size lawn area to rear, wooden gate leading on to rear driveway and garage.

Services

Mains electricity, mains water, mains gas, mains drainage

