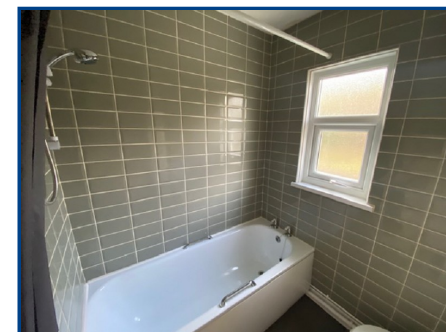
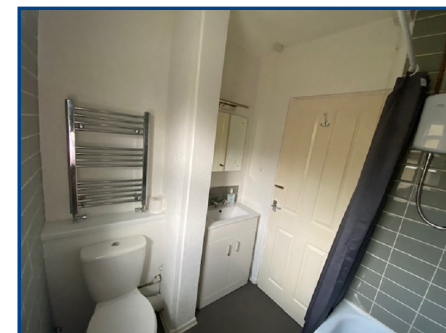


**The Gardens
Ystalyfera
Swansea.**

Price **£67,500**

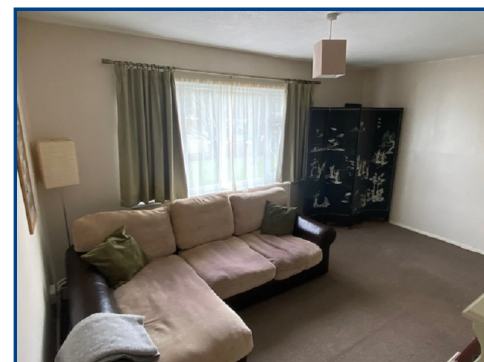


- 2 DOUBLE BEDROOMS
- LOUNGE / DINER
- KITCHEN
- BATHROOM
- SMALL OUTDOOR GARDEN SPACE
- CASH PURCHASE ONLY
- GOOD LOCATION TO LOCAL AMENITIES
- EASE FOR COMMUTE TO THE M4
- NO CHAIN

General Description

Introducing to the market a first floor 2 bedroom flat with mountain views to the front and convenient access to the M4 corridor. Situated on the outskirts of Ystalyfera within walking distance to convenience shops such as ASDA, post office, pharmacy etc. NO CHAIN. CASH PURCHASE ONLY.

EPC Rating: C70



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.

The Gardens, Ystalyfera, Swansea.

Property Description

This property provides 2 double bedrooms, good size lounge / diner with refurbished kitchen and bathroom. Small outdoor lawn garden to rear with on street parking where possible. No Chain.

Entrance Hall & Stairwell

Enter the residence via door to the side of the property into entrance hall with carpet stairs up to first floor with landing space.

Kitchen (11' 4" x 8' 9") or (3.45m x 2.67m)

Vinyl flooring, radiator, window to rear of property, sink, cooker, dish washer, washing machine, large storage cupboard with water tank, wall and base units.

Lounge / Diner (12' 6" x 15' 1") or (3.80m x 4.59m)

Carpet flooring, window to front of property, gas fire with back boiler.

Bedroom 1 (10' 10" x 12' 6") or (3.31m x 3.80m)

Carpet flooring, window to front of property, radiator, built in wardrobe.

Bedroom 2 (7' 10" x 10' 5") or (2.38m x 3.18m)

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

Bathroom (6' 4" x 5' 5") or (1.94m x 1.64m)

Bath with over head shower, wall tiles floor to ceiling, privacy window to rear of property,

W.C. heated towel rail, vanity sink, vinyl flooring.

EXTERIOR

Access to the property from road is via shared pedestrian access through gate, green area to the right of the property is owned by No. 8. Shared path gaining access to the rear with large outbuilding and access behind to small lawn garden area.

Agents Notes

LEASEHOLD - 107 years left, ground rent £10 per year, service chargers vary but currently £3.95 per month.

CASH PURCHASE ONLY.

Mobile Coverage: EE - Vodafone - Three - O2

Broadband: Basic - Superfast

Satellite / Fibre TV Availability: BT - Sky

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

A

