



**Plot 3
Parc Brynygroes
Ystradgynlais
Swansea.**

Price **£275,000**



- SPRING OFFER PRICE OF £275,000
- 3 BED NEW BUILD SEMI DETACHED
- AIR SOURCE HEAT PUMP & UNDER FLOOR HEATING
- SOLAR PANELS
- OFF ROAD PARKING & GARDEN
- INCENTIVES AVAILABLE
- HIGH ENERGY EFFICIENCY

General Description

An opportunity to purchase a new build 3 bedroom semi detached family home. On an exclusive development in the vibrant town of Ystradgynlais. Built to provide sustainable A rated homes which are as economic to run as possible. With lounge, open plan kitchen/diner, utility, WC & hall to first floor. 3 bedrooms with master en-suite and family bathroom to first floor. The property will have off road parking to the front and an enclosed rear garden. Help to buy Scheme is available for this property.



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.

Plot 3, Parc Brynogyres, Ystradgynlais, Swansea.

Property Description

An exclusive development of 110 family homes set at the foothills of the Bannau Brycheiniog National Park in the vibrant town of Ystradgynlais with less than a 10 minute walk to the Town Centre. Links to the surrounding countryside are accessed via public footpaths from the site. Good road links to the M4 Corridor.

Ystradgynlais and the surrounding area has many amenities to include a choice of Welsh or English speaking primary and secondary schools, community hospital, health centre, sports centre, welfare hall and supermarkets. There are also public parks, a nature reserve, many countryside walks and the popular cycle/walking path from Ystradgynlais to Coelbren The town centre has a strong community feel with locally run shops and cafes.

Built by Morgan Homes who are committed to developing sustainable future proof homes. With A rated EPC, Air source heat pumps, under floor heating and solar panels. The properties have been built using modern methods of construction with high levels of insulation. All properties will be finished to a high standard with a 10 year insurance backed building guarantee.

CTF

Hall (4' 3" x 16' 4") or (1.30m x 4.98m)

Lounge (10' 5" x 13' 3") or (3.17m x 4.03m)

Kitchen/Diner (18' 7" x 11' 1") or (5.67m x 3.37m)

Fully fitted kitchen with a choice of finishes, with candy appliances to include Ceramic induction hob, single oven, fridge/freezer and

Plot 3, Parc Brynogyres, Ystradgynlais, Swansea.

full size dishwasher. Patio doors from dining area leading to garden.

Utility (7' 9" x 6' 1") or (2.36m x 1.85m)

Range of wall & base units with plumbing for washing machine & dryer.

W.C. (3' 5" x 5' 2") or (1.05m x 1.57m)

With WC & wash hand basin.

Landing (11' 7" x 6' 9") or (3.54m x 2.07m)

Bedroom 1 (15' 3" x 9' 2") or (4.65m x 2.79m)

En Suite (6' 8" x 5' 6") or (2.02m x 1.67m)

With WC, wash hand basin & shower cubicle.

Bedroom 2 (9' 2" x 11' 1") or (2.79m x 3.37m)

Bedroom 3 (9' 4" x 11' 1") or (2.85m x 3.37m)

Bathroom (6' 7" x 6' 9") or (2.0m x 2.07m)

Nabis Lamone range fittings to include, vanity wash basin, WC & bath.

External

Open plan to front with private off road parking.

Enclosed rear Garden.

Gardens will be turfed and have textured slabs to patio areas. With feather edged timber fencing.

Agents Note

PHOTOS SHOWN ARE OF THE SHOW HOME

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

