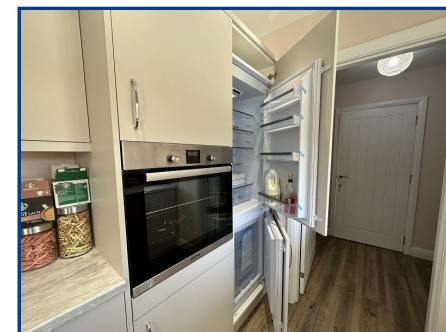


**Plot 38 - THE CARI**  
**Parc Brynygroes**  
**Ystradgynlais**  
**Swansea.**

Price **£340,000**



- 5 PLOTS RELEASED FOR RESERVATION
- 36,37,38,40 & 41
- 3 BEDROOM DETACHED BUNGALOW
- AIR SOURCE HEAT PUMP & UNDER FLOOR HEATING
- SOLAR PANELS
- A RATED EPC
- OFF ROAD PARKING & GARDEN
- PROPOSED MOVE IN DATE SPRING 2025

**General Description**

An opportunity to purchase a new build 3 bedroom detached bungalow. 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. Semi open plan layout to living area with french doors to patio area. 3 bedrooms with master en-suite and family bathroom. The property will have off road parking to the front and an enclosed rear garden. Situated on Phase 2 of the Development. Please contact us to register your interest or reserve a plot.

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](mailto:surveys@ctf-uk.com).



## Plot 38 - THE CARI, Parc Brynogyroes, Ystradgynlais, Swansea.

### Property Description

#### THE CARI

Welcome to single-story living in our newly constructed 3-bedroom detached bungalow, where contemporary design and thoughtful functionality converge to create a haven of comfort and style.

Step inside this well-appointed bungalow, where the semi-open plan layout invites you into a bright and airy space. At the front of the property, discover a modern kitchen equipped with state-of-the-art appliances, seamlessly integrated with a utility room for added convenience. The design flows effortlessly into the dining and living area at the rear, bathed in natural light and exuding a sense of warmth. French doors open onto a rear patio, creating a perfect indoor-outdoor harmony, ideal for entertaining or simply enjoying the tranquility of your private space. The master bedroom, features not only built-in storage for organizational ease but also an ensuite shower room, providing a private retreat within your own home. This attention to detail ensures that every aspect of daily life is considered, allowing you to unwind and relax in style.

Two additional well-proportioned bedrooms

offer flexibility for family living, accommodating guests, or creating a home office. The family bathroom, designed with contemporary elegance, completes the living quarters, providing both functionality and style.

Throughout the property, attention to detail and high-quality craftsmanship are evident, creating a home that not only meets but exceeds the expectations of modern living. With energy-efficient features and modern amenities, this house is designed to make your daily life comfortable, convenient, and sustainable.

CTF

#### Hall (24' 9" x 3' 5") or (7.55m x 1.05m)

With 2 storage cupboards.

#### Lounge/diner (19' 10" x 12' 0") or (6.04m x 3.65m)

With double patio doors to rear garden.

#### Kitchen (9' 9" x 12' 0") or (2.97m x 3.65m)

Fully fitted kitchen with a choice of finishes, with candy appliances to

## Plot 38 - THE CARI, Parc Brynogyroes, Ystradgynlais, Swansea.

include Ceramic induction hob, single oven, fridge/freezer and full size dishwasher.

#### Utility (5' 7" x 8' 6") or (1.70m x 2.60m)

Plumbed for washing machine with wall & base units and external door.

#### Bedroom 1 (10' 1" x 10' 10") or (3.07m x 3.31m)

With built in storage cupboard.

#### En Suite (6' 6" x 4' 11") or (1.98m x 1.50m)

With WC, wash hand basin & shower cubicle.

#### Bedroom 2 (8' 10" x 12' 4") or (2.70m x 3.76m)

With built in storage cupboard.

#### Bedroom 3 (10' 0" x 11' 2") or (3.04m x 3.40m)

#### Bathroom (5' 10" x 7' 9") or (1.79m x 2.35m)

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

#### 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

