



Heol Twrch Lower Cwmtwrch Swansea

Price **£135,000**



- **Stone Fronted Mid Terrace**
- **Good Size Parking Area (potential for garage stp)**
- **Two Bedrooms**
- **Enclosed Rear Garden**
- **Ideal First Time Purchase Or Downsize**
- **No Onward Chain**

General Description

An ideal first time purchase or down size opportunity located in Lower Cwmtwrch, a short drive away from the neighbouring town of Ystradgynlais. This stone fronted property has a good size lounge, kitchen, two bedrooms and bathroom. Property features include oil central heating, double glazing and an enclosed rear garden. There is parking to be found slightly up from the property, with the potential to create a garage (subject to the necessary planning/building consents). No onward chain.

EPC Rating: D58

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 Twrch, Lower Cwmtwrch, Swansea, City And County of Swansea.

Property Description

An ideal first time purchase or down size opportunity located in Lower Cwmtwrch, a short drive away from the neighbouring town of Ystradgynlais. This stone fronted property has a good size lounge, kitchen, two bedrooms and bathroom. Property features include oil central heating, double glazing and an enclosed rear garden. There is parking to be found slightly up from the property, with the potential to create a garage (subject to the necessary planning/building consents). No onward chain.

Ground Floor

Lounge (20' 2" x 12' 9") or (6.15m x 3.88m)

Double glazed window and door to front, laminate flooring, radiator, stairs to first floor.

Kitchen (11' 9" x 7' 9") or (3.59m x 2.37m)

Double glazed window to rear and side, door to side, laminate flooring, selection of wall and base units, stainless steel sink/drain, space for cooker, plumbing for washing machine, radiator, spotlights.

Heol Twrch, Lower Cwmtwrch, Swansea, City And County of Swansea.

First Floor Landing

Carpet.

Bedroom 1 (12' 8" x 9' 2") or (3.85m x 2.80m)

Double glazed window to front, carpet, radiator.

Bathroom (10' 7" x 6' 6") or (3.22m x 1.99m)

Double glazed frosted window to rear, chrome heated towel rail, partly tiled walls, wash hand basin, WC, shower, bath.

Bedroom 2 (11' 10" x 7' 11") or (3.60m x 2.41m)

Double glazed window to rear, carpet, radiator.

External

Floor mounted Worcester oil boiler, two steps leading up to low maintenance chipping area, storage shed, lawn area, fully enclosed.

Services

Mains electricity, mains water, mains drainage

