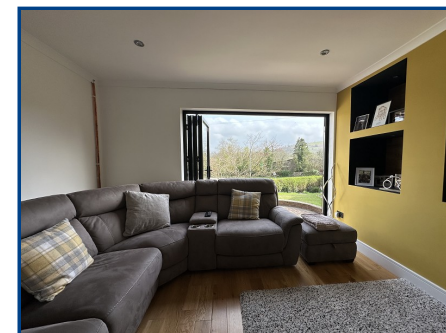
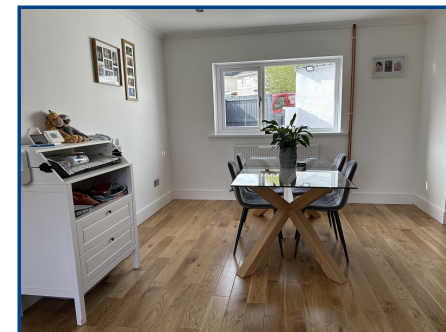


**Gorof Road  
Ystradgynlais  
Swansea.**

Price **£440,000**

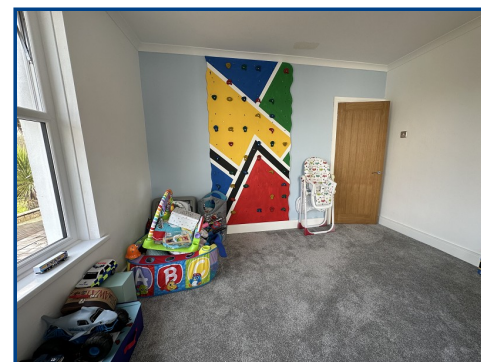
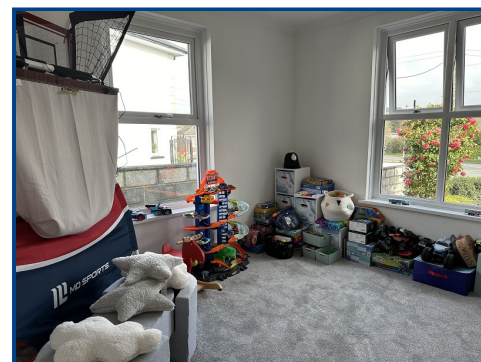
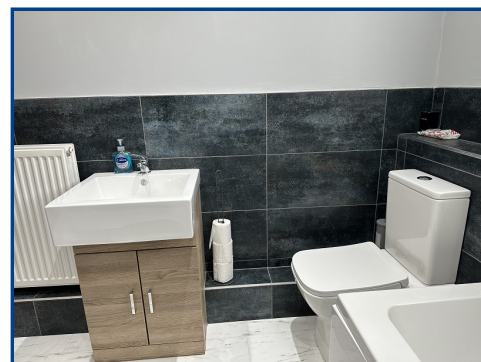


- MODERNISED TO A HIGH STANDARD
- VERSATILE 5 BEDROOM PROPERTY
- 2 BATHROOMS & EN-SUITE
- LOUNGE/DINER & SECOND RECEPTION ROOM
- SLEEK MODERN KITCHEN
- GARDENS TO FRONT & REAR
- GARAGE & OFF ROAD PARKING

**General Description**

A MUST VIEW this detached 5 Bedroom dormer bungalow modernised to a high standard. In a prime location within walking distance of Ystradgynlais Town Centre. Versatile accommodation with Lounge diner, 2nd reception room, Kitchen, bathroom and 2 bedrooms on ground floor. 3 Bedrooms one with en-suite & family bathroom to first floor. Garden to front and back, Garage and off road parking. New double glazed doors and windows throughout.

**EPC Rating: C70**



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

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## Gorof Road, Ystradgynlais, Swansea.

### Property Description

Situated on Gorof Road in walking distance of Ystradgynlais Town Centre which is a vibrant town with independent shops and cafes and many amenities making this property an ideal family home. The area benefits from primary and Secondary Schools, Health Centre, Community Hospital, Leisure Centre with Pool, Rugby club, Supermarkets and family friendly public houses. There are also many parks and countryside walks. Good road links via the A4067 to Bannau Brycheiniog Country Park and the M4 Corridor.

### Entrance Hall (15' 3" x 3' 10") or (4.66m x 1.16m)

Enter via Part Glazed uPVC door into hallway with engineered oak flooring & radiator.

### Lounge / Diner (25' 0" x 12' 1") or (7.61m x 3.69m)

With feature media wall with electric fire, space for Television and shelving. Bi fold doors to front and Window to rear, 2 radiators & engineered oak flooring. Square opening into kitchen.

### Reception Room 2 (22' 6" x 9' 3") or (6.85m x 2.83m)

With bay window to front, fireplace with slate hearth and multi fuel stove. Feature acoustic oak wall, engineered oak flooring, stairs to

first floor which are carpeted and will be fitted with clear safety glass.

### Kitchen (16' 1" x 9' 4") or (4.89m x 2.85m)

Fitted with a range of sleek green wall, base & full length units with integrated, gas hob, extractor hood, dish washer, fridge/freezer & electric oven & microwave. Upright granite coloured radiator. Window to either side and side entrance door. Engineered oak flooring.

### Bathroom (8' 3" x 7' 5") or (2.52m x 2.27m)

Fitted with a bath, WC, hand wash basin in vanity unit & shower cubicle with shower off hot water. Partly Tiled walls & click vinyl flooring, Window to rear & radiator.

### Bedroom 2 (11' 6" x 9' 3") or (3.51m x 2.81m)

Ground floor room currently used as a play room with window to side and front, newly fitted carpet & radiator.

### Bedroom 3 (11' 10" x 11' 9") or (3.60m x 3.59m)

Ground floor room with window to side, newly fitted carpet & radiator.

### Landing (10' 6" x 9' 6") or (3.19m x 2.89m)

With feature wardrobe to one wall and access to loft which has a pull down ladder.

### Bedroom 1 (15' 4" x 11' 3") or (4.67m x 3.43m)

Spacious room with window to front, radiator and newly fitted carpet. Built in walk in wardrobe & cupboard housing the gas combi boiler.

### En Suite (10' 0" x 7' 2") or (3.05m x 2.19m)

With WC, wash basin in vanity unit and tiled shower cubicle with shower off hot water. Led Mirror, Feature oak wall, velux window, radiator and vinyl flooring.

### Bedroom 4 (12' 2" x 10' 9") or (3.72m x 3.27m)

With velux window to rear, radiator and newly fitted carpet.

### Bedroom 5 (12' 0" x 7' 9") or (3.67m x 2.36m)

With window to front, radiator and newly fitted carpet.

### Shower Room (17' 3" x 5' 10") or (5.25m x 1.77m)

With double shower run off hot water, hand basin in vanity unit, & WC. Led Mirror, granite coloured towel rail, velux window to rear & vinyl flooring.

### External

### Garage

Accessed via lane to side of property

### Utility

Utility room with plumbing for washing machine and tumble drier.

### Front

Garden laid mainly to lawn with some established shrubs and mountain views, path to paved patio area to front of property with access to the side to the rear.

### Rear

With raised lawn area and paved area

### Parking

Off road parking to the rear of the property accessed via lane to the side.

### Agents Note

There is an additional piece of land with a disused outbuilding to the side of the property which the vendor have an indemnity policy from the previous owners stating it belongs to the property.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

