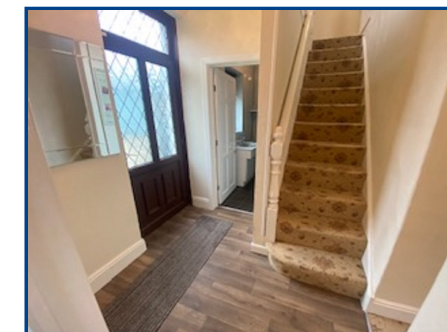
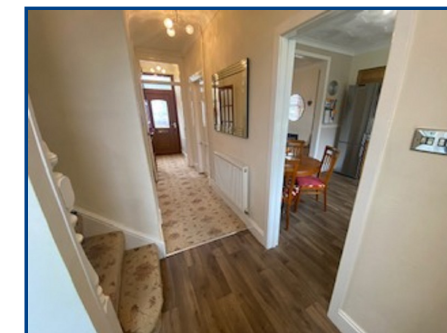


**Cwmpil Road
Lower Cwmtwrch
Swansea**

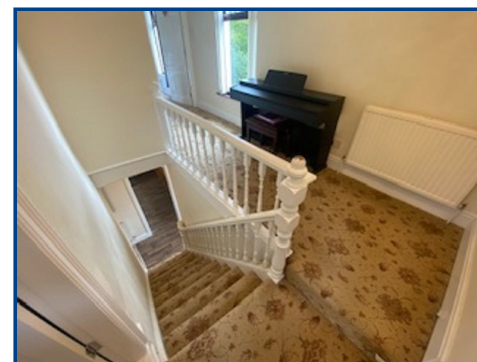
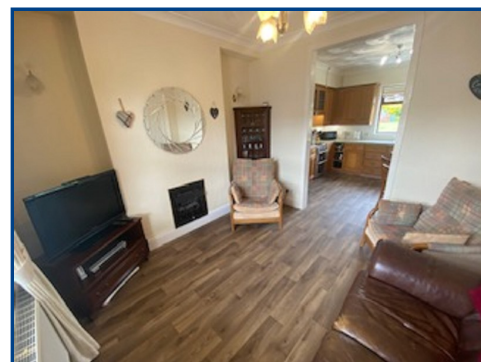
Price **£295,000**



- CONVENIENT LOCATION
- CLOSE TO LOCAL AMENITIES
- IDEAL FAMILY HOME
- LARGE ENCLOSED REAR GARDEN
- TRADITIONAL DOUBLE FRONTED STONE HOUSE

General Description

3 bedroom detached stone double fronted traditional family home, in ideal location for shops, school and family friendly pubs.



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.

Cwmpfil Road, Lower Cwmtwrch, Swansea, City And County of Swansea.

Property Description

We are excited to bring to market this beautifully spacious property in a very convenient location, short walking distance from Ystradgynlais Town centre. This traditional home has a large garden to rear with outbuildings, garden to front and side with views over to the Varteg Mountain. Spacious accommodation with two reception rooms, bathroom WC to ground floor and further shower WC to first floor. Viewing highly recommended to appreciate location and space.

Hall (22' 8" x 6' 3" Max) or (6.91m x 1.90m Max)

Entrance via porch, radiator and carpet flooring leading to back door entrance with vinyl flooring.

Reception Room 1 (14' 8" x 11' 9") or (4.47m x 3.57m)

Window to front, radiator, carpet, electric fire.

Kitchen (10' 10" x 11' 7") or (3.29m x 3.53m)

Window to rear, cooker, washing machine, dish washer, wall units, vinyl flooring.

Reception Room 2 (10' 11" x 11' 8") or (3.32m x 3.55m)

Window to front, radiator, vinyl flooring, gas fire.

Bathroom (7' 3" Max x 8' 4") or (2.20m Max x 2.55m)

Vanity unit sink, WC, bath under the stairs with electric over head shower, radiator, window to back, vinyl flooring.

Cwmpfil Road, Lower Cwmtwrch, Swansea, City And County of Swansea.

Stairwell

Carpet flooring leading to landing on left, bedroom one on right, window to side of property, radiator on landing with window to rear.

Bedroom 1 (14' 9" x 11' 2") or (4.50m x 3.40m)

Window to front, radiator, carpet flooring.

Bedroom 2 (11' 4" x 11' 5") or (3.45m x 3.47m)

Window to rear, radiator, carpet flooring.

Bedroom 3 (10' 11" x 10' 1") or (3.33m x 3.07m)

Window to front, radiator, carpet flooring.

Shower Room (7' 7" x 3' 8") or (2.31m x 1.13m)

Sink, WC, corner shower, vinyl flooring.

L Shaped Landing

Carpet flooring, radiator, window to rear, storage cupboard over stairs, access to loft with pull down ladder.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

