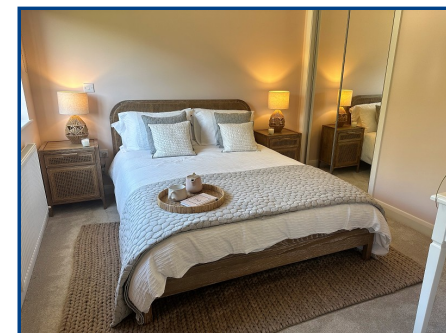


## Parc Brynygroes Ystradgynlais.

Price **£260,000**



- 2 BEDROOM DETACHED BUNGALOW
- DRIVEWAY PARKING TO FRONT
- SEMI-OPEN PLAN LIVING
- LOW MAINTENANCE COURTYARD GARDEN
- A RATED ENERGY PERFORMANCE
- SITUATED A SHORT WALK FROM TOWN CENTRE
- NEW BUILD
- COMPLETION DUE SUMMER 2025

### General Description

Presenting a one off opportunity to purchase a 2 bedroom detached bungalow in a sought after location just a short walk from Ystradgynlais Town Centre. Built to provide sustainable eco friendly A rated homes, this is the perfect low maintenance property you can move straight into and enjoy, making the most of the courtyard garden for sunny days and privacy.

Viewing: **01639 844 426**

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

Email: [ystradgynlais@ctf-uk.com](mailto: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).

### Property Description

Welcome to single-story living in our newly constructed 2-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 courtyard patio.

The master bedroom, features a walk in wardrobe, bedroom 2 located to the front of

the property with spacious wet room located just off the hall giving ease of access. This attention to detail ensures that every aspect of daily life is considered, allowing you to unwind and relax in 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

Enter through composite door into hallway with access to all rooms and storage cupboard

### Lounge/diner

Patio doors to rear and window to side open opening into hallway and kitchen.

### Kitchen

Fitted with a range of units to include integrated electric oven, hob, fridge freezer & dishwasher. Door into utility.

### Utility

with a range of units and space for washing machine & tumble dryer. Entrance door to side.

### Bedroom 1

With window to rear & fitted wardrobe.

### Bedroom 2

With window to front & fitted wardrobe.

### Wet Room

Fitted with a Shower, WC & Wash hand basin.

### External

open plan garden to front with off road parking. Enclosed courtyard garden to rear.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold