



**Plasycoed
Cwmgiedd
Ystradgynlais
Swansea
City And County of Swansea.**

Price **£425,000**

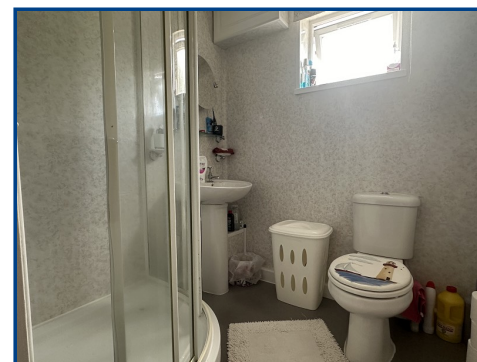


- Spacious Plot
- Light-Filled Interior
- Flexible Living
- Convenient Parking
- Prime Location

General Description

Situated in the charming town of Ystradgynlais, this spacious four-bedroom bungalow is ideally located near the stunning Brecon Beacons and the famous Sleeping Giant route, offering picturesque scenery and outdoor activities. The property is also conveniently close to local schools, including Ysgol Golwg y Cwm and Ysgol Bro Cwm, making it an excellent choice for families. Ystradgynlais provides a perfect blend of natural beauty and community amenities, ensuring a delightful living experience.

EPC Rating: C70



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.

Plasycoed, Cwmgiedd, Ystradgynlais, Swansea, City And County of Swansea.

Property Description

Stunning Four-Bedroom Bungalow with Sunlit Gardens

Welcome to this charming four-bedroom bungalow, lovingly maintained by its original owners. Situated on a generous and mostly flat plot, this property boasts beautiful lawn gardens adorned with mature trees and plants, creating a tranquil and picturesque setting. With patio areas perfect for outdoor entertaining, you'll enjoy sunshine throughout the day.

Step inside to discover a light and airy living space. The large kitchen, complete with a utility room, offers ample space for culinary adventures and everyday convenience. The bungalow has been thoughtfully adapted to meet modern needs, including the conversion of the garage into a spacious fourth bedroom with an en-suite shower room.

Additionally, the property provides ample parking for several cars, adding to its practicality.

Located in the desirable area of Ystradgynlais, this bungalow is in close proximity to the stunning Brecon Beacons and the famous Sleeping Giant route. Families will appreciate the nearby schools, Ysgol Golwg y Cwm and Ysgol Bro Cwm, making it an ideal choice for those with children.

Whether you're relaxing in the sun-drenched garden or enjoying the comfortable, flexible interior, this bungalow offers a unique blend

of charm and practicality. Don't miss the opportunity to make this beautiful property your new home.

Hallway

Built in cloak cupboards. Built in airing cupboards with radiators. Laminate flooring. UPVC door with a double glazed panel and glazed side panels to front. Radiator.

Lounge (18' 3" Max x 15' 0" Max) or (5.57m Max x 4.57m Max)

Moulded fireplace (feature only). Patio doors to front. Two radiator

Kitchen/Diner (16' 10" Max x 13' 8" Max) or (5.13m Max x 4.16m Max)

Matching wall and base units with worktop over, stainless steel sink with drainer and mixer tap, space for electric cooker with pull out extractor fan over, tiled splash back, tiled flooring, double glazed window to rear, coved ceiling, ceiling light, radiator, door leading into;

Utility (10' 3" Max x 9' 10" Max) or (3.12m Max x 2.99m Max)

Base units with worktops, stainless steel sink with mixer tap, oil boiler underneath counter, space for fridge freezer, space for washing machine with plumbing, tiled splash back, coved ceiling, loft access, double glazed window to the rear, double glazed door to the rear, door leading into;

Plasycoed, Cwmgiedd, Ystradgynlais, Swansea, City And County of Swansea.

Lobby

Tiled flooring, door to;

Shower Room (5' 11" Max x 5' 6" Max) or (1.80m Max x 1.68m Max)

Comprising of a three piece suite including WC, wash basin with pedestal, enclosed corner shower cubicle with glass screens and electric shower with Perspex splash back, limo flooring, perspex boards to walls, double glazed window to side, light.

Bedroom 4 (10' 2" Max x 10' 9" Max) or (3.09m Max x 3.28m Max)

Double glazed window to front, laminate flooring, radiator, ceiling light, coved ceilings.

Bedroom 1 (15' 0" Max x 12' 7" Max) or (4.57m Max x 3.84m Max)

Double glazed window to the front, radiator, carpeted flooring, coved ceiling, ceiling light with rose, door to;

En-Suite

Comprising of three piece including WC, hand wash basin, shower cubicle with bi-folding shower screen with electric shower, radiator, double glazed window to the side, tiled flooring, Perspex boards to the walls.

Bedroom 2 (10' 3" Max x 10' 2" Max) or (3.13m Max x 3.10m Max)

Carpeted flooring, radiator, coved ceilings, ceiling light, double glazed window.

Bedroom 3 (10' 3" Max x 7' 3") or (3.12m Max x 2.22m)

Window to rear, radiator, carpeted flooring, ceiling light, coved ceilings.

Bathroom

Comprising of three piece including WC, wash basin with pedestal, bath with shower over with perspex splash back, double glazed window to the front, coved ceilings, ceiling light, radiator, tiled flooring, extractor fan.

External

Tarmac driveway and parking area with space for sever vehicles. To the rear a grave and paved patio area. Oil storage tank.

To the front a graveled patio with a circular feature.

To the side a large garden laid mostly to lawn and shrubs, wooden storage shed/workshop. Green house.

Services

Heating Oil, mains water, main sewerage, main electricity.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

