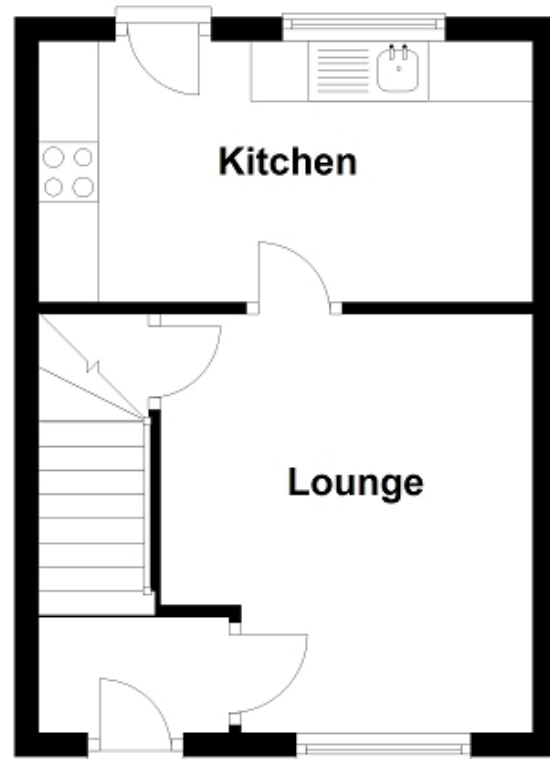
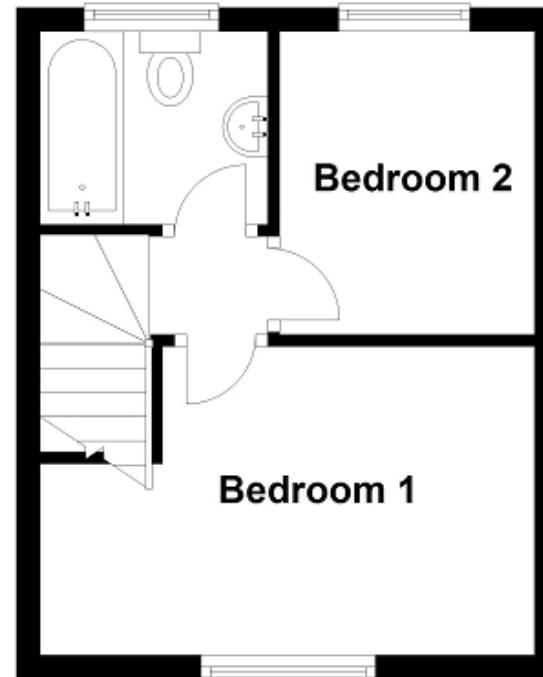


### Ground Floor



### First Floor



This floorplan is approximate only  
Plan produced using PlanUp.

Gough Road  
Ystalyfera  
Swansea.

Price **£85,000**

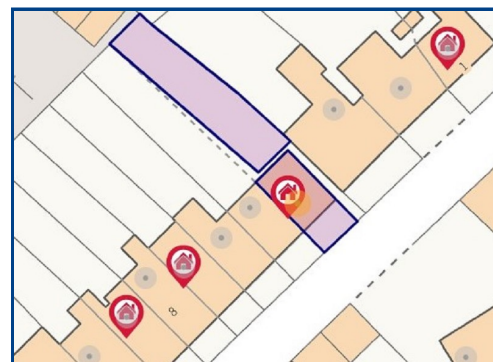
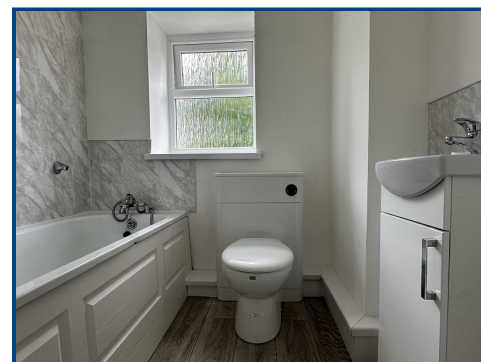


- RE-FURBISHED END TERRACE PROPERTY
- NEW CENTRAL HEATING SYSTEM
- 2 BEDROOMS
- FIRST FLOOR BATHROOM
- OUTBUILDINGS INCLUDING WC
- FRONT & REAR GARDEN
- IDEAL RENTAL PROPERTY

### General Description

2 Bedroom re-furnished property End Terrace. With new carpets flooring throughout and new gas central heating system. Gardens to front & rear. Property consists of Lounge, Kitchen and small hall to ground floor, 2 bedrooms & bathroom to first floor. IDEAL RENTAL PROPERTY

EPC Rating: D62



Viewing: **01639 844 426**

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

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

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## Gough Road, Ystalyfera, Swansea.

### Property Description

2 Bedroom re-furnished property. With new carpets flooring throughout and new gas central heating system. Gardens to front & rear. Property consists of Lounge, Kitchen and small hall to ground floor, 2 bedrooms & bathroom to first floor.

### Hall

Small hallway with door into lounge and stairs to first floor.

### Lounge (10' 4" Max x 11' 6" Max) or (3.15m Max x 3.50m Max)

With window to front, radiator and new fitted carpet.

### Kitchen (12' 4" Max x 8' 0" Max) or (3.75m Max x 2.43m Max)

fitted with a range of wall and base units to include integrated electric oven, hob and extractor hood. Splash back tiling to walls. Radiator, wood effect laminate flooring, Door & Window to rear.

### Stairs & Landing

With new fitted carpet.

### Bedroom 1 (12' 8" Max x 12' 0" Max) or (3.85m Max x 3.66m Max)

With window to front, radiator and new fitted carpet.

### Bedroom 2 (8' 1" Max x 6' 4" Max) or (2.46m Max x 1.92m Max)

With window to rear, radiator and new fitted carpet.

### Bathroom (6' 4" Max x 5' 7" Max) or (1.93m Max x 1.69m Max)

Fitted with a new white suite to include, bath with overhead shower, WC & wash hand basin in a vanity unit, window to rear, radiator & laminate flooring.

### External

Small elevated garden to front laid to chipping's with shared steps with no 5 and path to front door.

2 outbuildings, one with WC. Elevated lawn garden to rear. Neighbour to left of property owns side access lane, and has right of way across the back of the property.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

A

