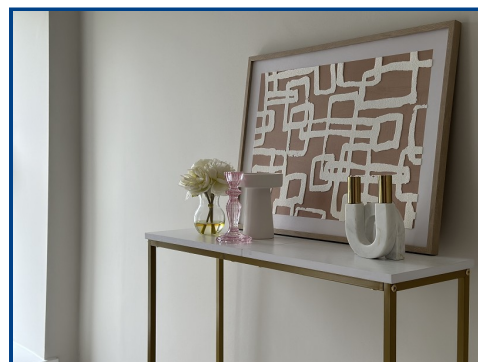
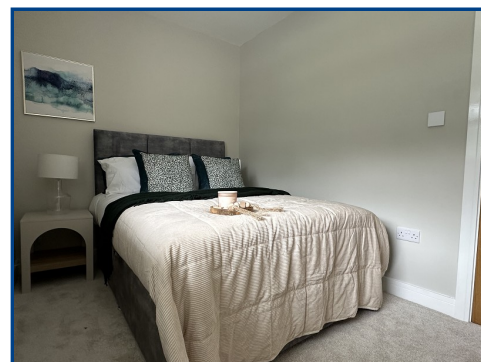
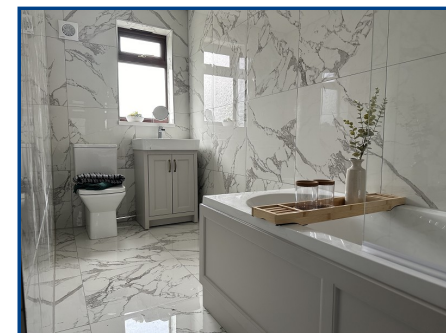


This floorplan is approximate only  
Plan produced using PlanUp.



**Heol Twrch  
Lower Cwmtwrch  
Swansea.**

Price **£165,000**



- Newly Modernised Throughout
- Detached Garage
- Ideal First Time Home
- Attention to Detail
- Front Garden
- Close to all Amenities

**General Description**

New to the market is this stunning, newly modernised property in Heol Twrch, Cwmtwrch. It features a lovely sized lounge, a newly reconfigured kitchen with integrated appliances, and is perfect for a family. The upstairs includes a stylish bathroom and three good-sized bedrooms. Additionally, there's a front garden and a detached garage to the rear. We believe this property is a must-see and won't be on the market for long.

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](mailto:surveys@ctf-uk.com).

## Heol Twrch, Lower Cwmtwrch, Swansea.

### Property Description

This beautifully updated property, originally sold to the current owners by Clee Tompkinson Francis, boasts an impressive transformation. The kitchen features an old English style fittings with a modern marble-effect tiled splash back, integrated appliances, and is spacious enough to accommodate a dining table. The lounge is light and airy, adorned with a stunning colour scheme and modern furnishings. Attention to detail is evident throughout the property, with chrome handrails, stunning wooden doors with glass panelling, one-click light switches, and a new banister with spindles. The upstairs bathroom showcases meticulous craftsmanship, with floor-to-ceiling marble-effect tiles, a three-piece suite, waterfall tap fittings, a rainfall shower, and a stylish vanity. Each bedroom is generously sized and bathed in natural light, with one offering potential for a balcony (subject to planning). The property also benefits from a detached garage and a front garden, providing an opportunity for the new owners to personalize it to their taste. Cwmtwrch is a charming village nestled in the picturesque Swansea Valley. Known for its scenic beauty and tranquil atmosphere, it offers a perfect blend of rural charm and modern convenience. The area is surrounded by lush greenery, rolling hills, and scenic walking trails. Despite its peaceful setting, Cwmtwrch provides easy access to local

amenities, including shops, cafes, and schools. The village is also well-connected, with excellent transport links to nearby towns and Swansea City, ensuring that everything you need is within easy reach. Cwmtwrch's close-knit community and welcoming spirit make it a wonderful place to call home.

### Porch

Enter via PVC double glazed door into hallway. Ceiling light, carpeted flooring, wooden framed door with single glazing leading into;

### Lounge / Diner (19' 7" Max x 12' 0" Max) or (5.98m Max x 3.65m Max)

Carpeted flooring, two single panelled radiators, double glazed window to front, two ceiling lights, carpeted stairs leading to first floor landing with hand rail, door to underneath stairs storage, double wooden framed doors with single glazing leading into;

### Kitchen (11' 7" Max x 11' 2" Max) or (3.53m Max x 3.41m Max)

Matching wall and base units with wood effect work tops over, integrated electric hob with stainless steel extractor fan over, integrated electric oven, integrated fridge freezer, integrated washing machine, integrated dish washer, resin sink with drainer and mixer tap, tiled splash back, spotlights, cushioned flooring, double glazed window to side and

rear, radiator, obscure double glazed door leading onto rear.

### Landing

Carpeted flooring, ceiling light, loft access, banister with spindles, door leading to storage cupboard, door leading onto;

### Bedroom 1 (8' 9" Max x 12' 9" Max) or (2.66m Max x 3.88m Max)

Carpeted flooring, ceiling light, two double glazed windows to the front, radiator.

### Bedroom 2 (10' 8" Max x 7' 4" Max) or (3.25m Max x 2.23m Max)

Carpeted flooring, double glazed window to side, ceiling light, radiator.

### Bedroom 3 (8' 9" Max x 8' 4" Max) or (2.67m Max x 2.54m Max)

Carpeted flooring, ceiling light, radiator, double glazed window to rear, double glazed door leading onto flat roof.

### Bathroom (11' 11" Max x 4' 4" Max) or (3.63m Max x 1.33m Max)

Comprising of a three piece suite including WC, wash basin with waterfall mixer tap and vanity underneath, bath with glass shower screen and main powered shower with rainfall shower head and hand held shower, floor to ceiling tiled walls, tiled flooring,

obscure double glazed window to rear, radiator.

### External

Secure garden to front of property. Small shed at bottom of garden. There's a right of way at the front of the property for neighbouring access. There is access to a detached garage via a lean-to from the rear of the property. The detached garage has vehicular access via drop curb over a pedestrian pathway.

### Agents Notes

This property is at very low risk of flooding from rivers and the sea, but is at high risk from surface water and small water courses. The property has no recorded incidents of flooding however. Superfast broadband speed is available at the property, and there is good coverage of phone signal.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B

## Heol Twrch, Lower Cwmtwrch, Swansea.

