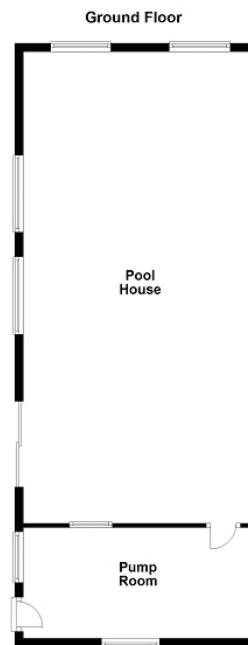




This floorplan is approximate only
Plan produced using PlanUp.



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**Station Road
Ystradgynlais
Swansea.**

Price **£400,000**

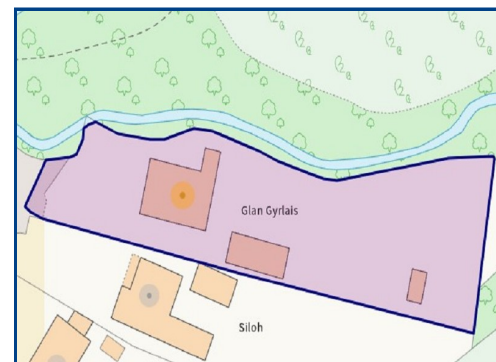


- Scenic Views
- Scenic Views
- Potential Annex
- Idea Family Home
- Swimming Pool
- Ample Parking
- 0.63 Acre Plot

General Description

This charming three-bedroom detached bungalow on a peaceful no-through road is a rare find and won't be available for long. With potential for an emerging family, the property features two reception rooms, the possibility of an annex, scenic Swansea Valley views, a swimming pool, and ample parking. We're currently taking viewings, so please get in touch soon to arrange yours!

EPC Rating: D65



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

Important notice

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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.

Station Road, Ystradgynlais, Swansea.

Property Description

This charming three-bedroom detached bungalow on a peaceful no-through road is a rare find and won't be available for long. With potential for an emerging family, the property features two reception rooms, the possibility of an annex, scenic Swansea Valley views, a swimming pool, and ample parking. We're currently taking viewings, so please get in touch soon to arrange yours!

This charming detached bungalow, set on a lush 0.63 acre plot, offers three bedrooms and two reception rooms, with the potential to convert a section of the property into an annex, subject to planning permission. The grounds are a haven of greenery, featuring mature plants, a serene pond, and majestic oak trees along the boundary, with well-maintained lawned areas. The garden also boasts an abundance of fruit trees, including pear, apple, and cherry trees, among many others. At the far rear, a cozy sitting area provides expansive views of the Swansea Valley, creating a perfect retreat. The current owners have taken great care to preserve and nourish the garden to protect local wildlife. Additionally, the property includes a pool house with a swimming pool, perfect for relaxation and exercise. To the front, there is ample parking for approximately six vehicles, making it convenient for residents and guests alike.

Situated on a no-through road shared with only three other bungalows, the property offers a peaceful and private setting. Located near the vibrant town of Ystradgynlais, this area offers a rich blend of community spirit and natural beauty. Ystradgynlais boasts excellent local amenities, including well-regarded schools, a modern hospital, and a variety of shops and restaurants. For leisure and recreation, residents can explore the

a community arts and entertainment venue. With its blend of rural charm and convenient access to essential services, Ystradgynlais is an ideal location for families and nature enthusiasts alike.

Porch (13' 8" Max x 7' 9" Max) or (4.17m Max x 2.35m Max)

Enter via double glazed PVC door, two double glazed skylights, part wooden panelled ceilings, double glazed windows for the frontage, stone arch ways, tiled flooring, two ceiling lights, wooden framed door with single panelled windows leading to;

Hallway

Lino flooring, two wall lights, loft access, single panelled radiator, coved ceilings, door leading into storage area, door leading into;

Bedroom 1 (13' 7" Max x 11' 11" Max) or (4.14m Max x 3.64m Max)

Carpeted flooring, single panelled radiator, coved ceilings, ceiling light, double glazed windows to the side.

Living room/Dining Area (23' 0" Max x 15' 1" Max) or (7.0m Max x 4.61m Max)

Mixture of laminate, carpeted and parquet flooring, double glazed bay window to the front, double glazed sliding door to the side, double glazed window to the side, part coved ceilings, two ceiling lights, two single panelled radiators, four wall lights, multi-fuel burner with tiled walls and tiled hearth.

Bathroom (13' 6" Max x 8' 0" Max) or (4.12m Max x 2.43m Max)

Comprising of a four piece suit including walk-in shower with glass shower screen and electric shower with tiled splash back, bath, W.C, glass bowl shaped wash basin with vanity and mixer tap, part tiled walls, part wooden

Carpeted flooring, single panelled radiator, double glazed window to the side, coved ceilings, ceiling light, sliding door to wardrobe (1.24 depth x 2.11 width).

Kitchen (14' 4" Max x 15' 0" Max) or (4.36m Max x 4.58m Max)

Matching wall and base units with wood effect worktops over, stainless steel sink with drainer and mixer tap, integrated gas hob with pull-out extractor fan over, electric oven, space for dish washer with plumbing, space for under counter freezer, single panelled radiator, tiled flooring, two ceiling lights, wooden panelled ceiling, double glazed window to the side, wall mounted boiler, unit housing water tank, door leading into;

Bedroom 3 (16' 1" Max x 10' 1" Max) or (4.89m Max x 3.07m Max)

Carpeted flooring, coved ceilings, ceiling light, double french doors to the rear, double glazed bay window to the front, single panelled radiator.

Utility (8' 2" Max x 11' 7" Max) or (2.50m Max x 3.52m Max)

Worktop with stainless steel sink with drainer and mixer tap, space for a washing machine with plumbing underneath, space for American fridge freezer, part tiled walls, tiled flooring, ceiling light, single panelled radiator, obscure double glazed door to the rear, loft access, door leading into;

W.C. (4' 10" Max x 2' 7" Max) or (1.47m Max x 0.78m Max)

W.C, obscure double glazed window to the rear, ceiling light, tiled flooring.

Study (10' 5" Max x 8' 2" Max) or (3.17m Max x 2.50m Max)

Carpeted flooring, ceiling light, double glazed

Double glazed French doors to side, double glazed window to rear, carpeted flooring, ceiling light, loft hatch.

Pool room (36' 4" Max x 17' 5" Max) or (11.08m Max x 5.30m Max)

Tiled flooring, two double glazed windows to the side, two double glazed windows to the rear, double glazed sliding doors, Perspex walls and ceilings, spotlights, single glazed stained window to pump room, double glazed sky lights, pool, door leading onto;

Pump Room (17' 4" Max x 8' 6" Max) or (5.29m Max x 2.58m Max)

Exposed flooring, double glazed window to front and side, obscure double glazed door to side, pool pumps.

External

The complete boundary is approximately 0.63 acres.

To the front, there is a pebble drive way for approximately 8 vehicles with a mature garden with lawn. There is approximately three steps leading up to the property. To the rear, there is a pond with mature paths leading to the rear of the garden. The garden is mostly laid to lawn with mature tree, plants and shrubs.

Services

Main water, electric, gas and drainage is connected to the property. There is also two solar panels on the roof space. Superfast broadband is available at the property.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

