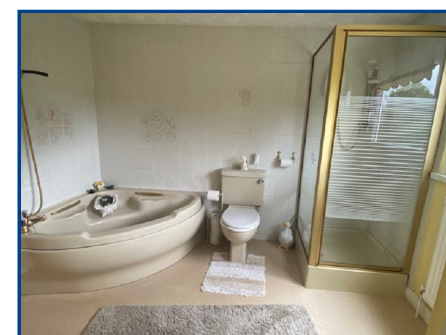


**Tan Y Waun  
Penrhos  
Ystradgynlais  
Swansea.**

Price **£290,000**



- DETACHED COTTAGE
- PARKING
- GOOD SIZE GARDEN
- 2 RECEPTION ROOMS
- CONSERVATORY
- PEACEFUL SEMI-RURAL LOCATION
- EASY ACCESS TO TOWN CENTRE
- COTTAGE CHARACTER

**General Description**

A delightful detached cottage in an idyllic location on the outskirts of Ystradgynlais. Situated down a quiet lane with cottage style garden backing onto wooded area and fields, this is the perfect home for someone wanting a semi-rural lifestyle with the convenience of a community Town a mile away.

**EPC Rating: E54**



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).



**Property Description**

this 2 bedroom Cottage has cosy characteristics like exposed brick and stone work, feature fireplace with wood burner and open tread staircase, whilst having plenty of living space with 2 reception rooms, conservatory, kitchen / diner and utility. Upstairs has a good size master bedroom and a smaller bedroom which would make for a perfect office space or single guest room. Outside, the property benefits from a car port and good size garden with mature trees and established flowers, lawn area and good size patio. This is a property that must be viewed to be appreciated.

**Porch (6' 5" x 5' 7") or (1.96m x 1.70m)**

Enter property via half glazed porch, wood clad ceiling and tile flooring, half glazed front door and radiator, giving access to;

**Lounge (13' 7" x 21' 6") or (4.15m x 6.55m)**

Large reception room with feature stone fireplace surround, carpet flooring, x2 windows to front of property, open tread stair to first floor, carpet flooring and access to;

**Sitting Room (8' 10" x 22' 0") or (2.70m x 6.71m)**

With wood effect flooring, fireplace with wood burner, window to side of property, window to rear of property, access to kitchen diner and conservatory.

**Conservatory (11' 5" x 10' 6") or (3.47m x 3.21m)**

Tile flooring with French doors giving access to rear garden and patio area, window to side of property, window to rear of property and one large window onto the kitchen diner, door access into kitchen.

**Kitchen/Diner (11' 2" x 14' 2") or (3.40m x 4.32m)**

Tile flooring, window to rear of property, door to garden area, radiator, integrated cooker, electric hob with extractor fan, stainless steel sink, base units, stone and brick feature wall with access to reception room 2 and utility.

**Utility (10' 10" x 5' 0" Max) or (3.31m x 1.52m Max)**

Window to rear of property, window to side of property, plumbing for washing machine and tumble dryer, electrics and tile flooring.

**Landing Area**

Access to landing from open tread stairs in reception room one, carpet flooring, window to side of property and radiator, giving access to bedrooms 1, 2 and bathroom.

**Bedroom 1 (13' 5" x 11' 6" Max) or (4.10m x 3.51m Max)**

Carpet flooring, window to front of property, fitted triple mirrored sliding door wardrobe, small storage cupboard, radiator.

**Bedroom 2 (11' 5" x 6' 7") or (3.49m x 2.00m)**

Carpet flooring, window to front of property, radiator, storage cupboard.

**Bathroom (9' 11" x 9' 7") or (3.03m x 2.92m)**

Vinyl flooring, wall tile to wet areas, corner bath, W.C. single shower cubicle, sink, radiator, storage cupboard with boiler, window to rear of property.

**EXTERIOR**

Situated down a quiet track, approaching this property you will find lots of character from stone wall with wild flower surround, stone gravel area to front access, mature shrubs and rear access to single car port from the track. With a Mediterranean feel to the exterior as you walk under white arch way gaining access to a large rear garden, with hard standing for greenhouse / shed, wrap around patio area for ease of access from conservatory or kitchen and neat lawn area. Surrounding the garden are mature trees, shrubs and seasonal cottage style flowers, with outlook over wooded area and peaceful fields.

**Services**

Mains electricity, mains water, mains drainage, mains gas

**Tenure**

Freehold

**Council Tax**

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