

Swan Lane
Ystalyfera
Swansea.

Price **£110,000**

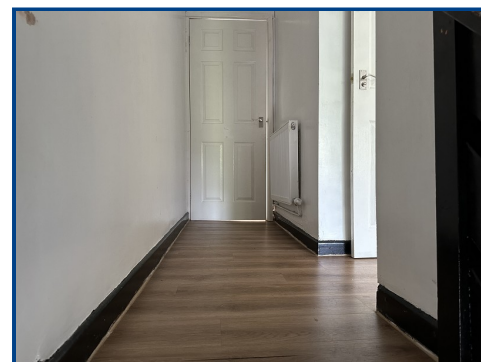
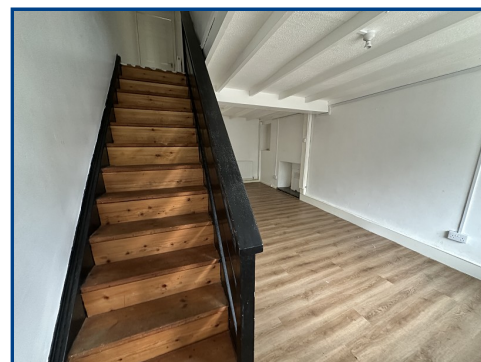


- 2 BEDROOM CHARACTER COTTAGE
- CONVENIENT LOCATION
- SMALL ENCLOSED REAR GARDEN
- SPACIOUS LIVING ACCOMODATION
- FIRST FLOOR BATHROOM
- GROUND FLOOR WC & UTILITY ROOM

General Description

2 Bedroom Character cottage Conveniently located in walking distance of local amenities in the village of Ystalyfera. Property consists of Lounge, Kitchen/Breakfast room and utility to ground floor and 2 double bedrooms and family bathroom with shower and bath to first floor. Enclosed garden to rear.

EPC Rating: D64



Viewing: **01639 844 426**

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

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

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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.

Property Description

2 Bedroom Character cottage situated in the village of Ystalyfera in walking distance of many amenities to include, Welsh medium super school, take aways, supermarkets, and family friendly public houses serving food. Good road links to the M4 Corridor and Bus Stop at the end of the Street.

Living Room (20' 11" x 11' 9") or (6.37m x 3.58m)

Spacious living room with Entrance door and Window to front, 2 radiators, wood effect vinyl flooring, white painted beams to ceiling. Wooden stairs to first floor.

Kitchen/Diner (10' 2" x 14' 8") or (3.10m x 4.48m)

Kitchen area fitted with a range of white modern units. Window to side and Double patio doors to rear. Wood effect vinyl flooring & radiator.

Rear Hall

Small hallway to rear with storage area & side access door to rear garden

Utility / Cloakroom (7' 5" x 6' 2") or (2.27m x 1.88m)

Fitted with a white WC & wash hand basin, small worktop with plumbing below for washing machine. Wood effect vinyl flooring and window to side.

Landing (3' 0" x 8' 8") or (0.91m x 2.63m)

With access to loft and first floor rooms, Wood effect vinyl flooring & radiator.

Bedroom 1 (FRONT) (12' 5" x 11' 9" Max x 8' 0") or (3.79m x 3.58m Max x 2.43m)

Spacious double with window to front & radiator. Wood effect laminate flooring.

Bedroom 2 (REAR) (10' 2" x 8' 0") or (3.09m x 2.43m)

Double room with window to rear, wood effect vinyl flooring & radiator. Woodland view.

Bathroom (8' 7" x 8' 4") or (2.61m x 2.54m)

Fitted with a white suite to include, panelled bath, WC, Pedestal Wash hand basin & shower cubicle with shower off hot water

system. Storage cupboard housing combi boiler. Window to rear & wood effect vinyl flooring. Respertex panels to walls & radiator.

Rear Garden

Enclosed rear garden with patio area and river views.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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