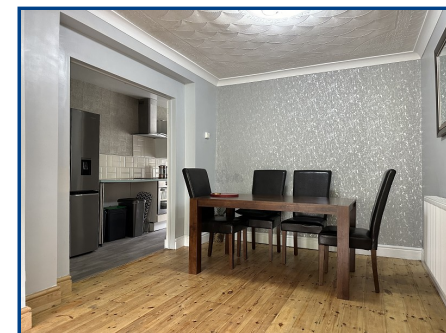


Total area: approx. 88.8 sq. metres (956.3 sq. feet)

This floorplan is approximate only
Plan produced using PlanUp.

**Bethel Road
Lower Cwmtwrch
Swansea.**

Price **£180,000**

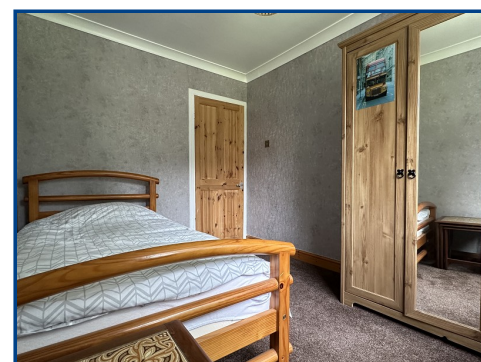
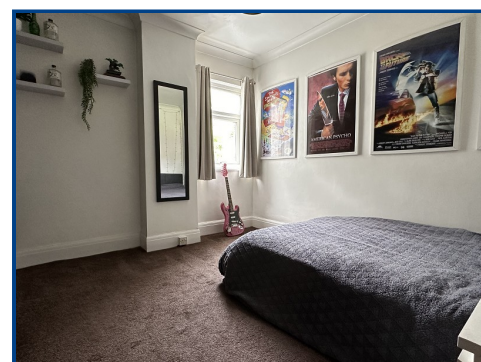
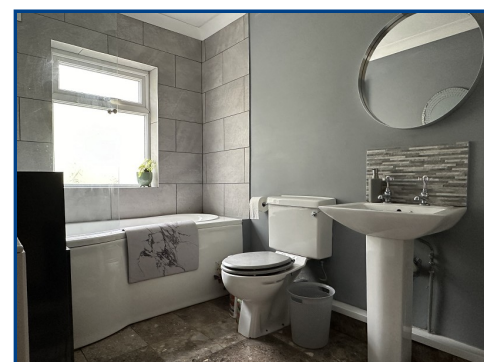


- Original Cottage Built in 1830s
- Driveway
- Bay Window
- New Roof 2017
- Ideal First Time Purchase
- 3 Bedrooms
- Gas Tank Central Heating

General Description

Experience the charm of this historic gem on Bethel Road, Lower Cwmtwrch. Dating back to the 1830s, this home blends vintage character with modern updates, including stylish bay windows and a newly renewed roof. Set back from the main road with a serene garden and low-maintenance rear yard, it's perfect for relaxation and entertaining. To truly appreciate its unique blend of historical allure and contemporary comfort, a viewing is essential.

EPC Rating: E48



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.

Property Description

Step into a piece of history with this delightful property on Bethel Road, Lower Cwmtwrch, advised to have been originally built in the 1830s and thoughtfully extended over the years. Nestled in a serene setting, this home perfectly blends traditional charm with modern comforts. It features typical stone-built walls in its original sections, exposed wooden flooring, and elegant bay windows at the front. Triple glazing to the front ensures excellent insulation and noise reduction, while the main roof was renewed in 2017. The property is set back from the main road, with a driveway and a long, lawned area adorned with mature shrubs and plants. Inside, the open plan living/dining room flows into a functional kitchen leading to a downstairs bathroom, and upstairs, there are three good sized bedrooms. The rear garden is mature and low-maintenance with Astroturf.

Lower Cwmtwrch offers a peaceful lifestyle with excellent access to local amenities and attractions. The property is conveniently located just 0.5 miles from the nearest primary school, making it ideal for families.

Local shops and services are within a mile, ensuring daily necessities are always close at hand. For those who enjoy the outdoors, the stunning Brecon Beacons National Park is only a short drive away, offering breathtaking landscapes and a variety of recreational activities. With its blend of historical charm, modern comforts, and a prime location, this property is a true gem in the heart of Lower Cwmtwrch.

Porch

Obscure double glazed PVC door leading into porch. Tiled flooring, wooden bench, two doubled windows to side, door leading onto;

Lounge/Dining Room (24' 11" x 12' 10") or (7.60m x 3.90m)

Exposed wooden flooring, triple glazed bay window to the front, two ceiling lights, radiators, opening leading into;

Kitchen (22' 8" x 8' 2") or (6.90m x 2.50m)

Matching wall and base units with worktop over, integrated electric hob with glass and stainless steel extractor fan over, electric oven

under counter, space for fridge freezer, space for washing machine, breakfast bar area, stainless steel sink with mixer tap and drainer, tiled splash back, double glazed window to the rear, double glazed door to the rear, radiator, ceiling light, cushioned flooring, door leading into;

Bathroom (10' 10" x 5' 11") or (3.30m x 1.80m)

Comprising of a three piece suite including W.C, wash basin, p-shaped bath with shower over and glass shower screen, double glazed window to the rear, radiator, wall mounted gas combi boiler, ceiling light, cushioned flooring.

Landing

Carpeted flooring, ceiling light, door leading onto;

Bedroom 1 (16' 5" x 13' 5") or (5.0m x 4.10m)

Triple glazed window to front, triple glazed bay window to front, ceiling light, radiator, carpeted flooring, door to over the stairs storage area.

Bedroom 2 (11' 2" x 9' 2") or (3.40m x 2.80m)

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

Bedroom 3 (10' 10" x 8' 0") or (3.30m x 2.45m)

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

External

To the front, there is a drive way and path leading to the front door with a laid to lawn area to the side with a hedge boundary. To the rear, there is step leading up to an Astroturf area leading onto a rock bed.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

B

