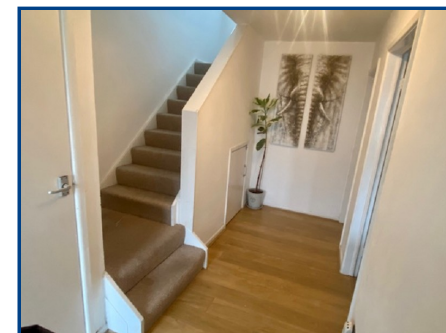


**Tawe Park
Ystradgynlais
Swansea.**

Price **£300,000**

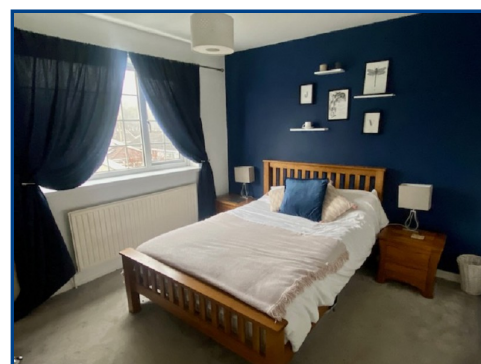


- 3 BEDROOM FAMILY HOME
- SOUGHT AFTER LOCATION
- DRIVEWAY FOR UP TO 3 CARS
- GARDEN
- EASY ACCESS TO M4 CORRIDOR
- WALKING DISTANCE TO TOWN CENTRE
- PLANNING FOR TWO-STORY REAR EXTENSION

General Description

Introducing to the market a 3 bedroom detached family home, with ample off road parking and garden in the sought after location of Tawe Park. Easy access to M4 corridor for commuting, walking distance to the town centre with plenty of family friendly pubs restaurants, schools, cycle tracks and walks.

EPC Rating: D61



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.

Tawe Park, Ystradgynlais, Swansea.

Property Description

This 3 bedroom detached house is situated at the top of a cul-de-sac location in Tawe Park. With mountain views and spacious garden, this is a gorgeous home for first time buyers, family home, or retirees wanting to be part of a welcoming community. With off road parking, 3 bedrooms, spacious kitchen diner and separate lounge area with beautiful bay window. This property will make a wonderful home for someone looking for easy access to city life but wanting to enjoy a semi-rural community.

The current owners have had planning approved for a 2-storey rear extension, which will add a 4th bedroom, extend the kitchen/diner and add a cloak/boot room (Planning reference - 24/0135/HH).

Hallway (15' 7" x 4' 6") or (4.75m x 1.36m)

Wooden flooring, radiator, under stairs storage, access to WC, lounge, kitchen / diner. UPVC front door with glazed side panel.

Lounge (11' 11" x 9' 6") or (3.62m x 2.90m)

Wooden flooring, radiator, large bay window.

Kitchen/Diner (19' 4" x 11' 0") or (5.89m x 3.36m)

Wooden flooring, feature upright radiator, French Doors to garden and patio, cream wall and base kitchen units, wood effect work top, feature splash back, one and a half sink, integrated cooker, integrated fridge freezer, integrated dish washer, electric hob, window to rear of property.

W.C. (5' 10" x 2' 6") or (1.78m x 0.77m)

Wooden flooring, floor to ceiling wall tile, corner sink, WC, window to side, fuse box.

Tawe Park, Ystradgynlais, Swansea.

Stairs & Landing

Carpet with window to side of property, double turn staircase leading to landing, carpet flooring, storage cupboard housing boiler.

Bathroom (8' 0" x 5' 0") or (2.45m x 1.53m)

Wood effect flooring, WC, sink, bath with overhead shower and glass shower screen, tile splash back, radiator, window to rear of property.

Bedroom 1 (10' 11" x 10' 2") or (3.32m x 3.10m)

Carpet flooring, window to rear of property, cupboard, radiator.

Bedroom 2 (10' 11" x 10' 10") or (3.32m x 3.30m)

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

Bedroom 3 (8' 2" x 7' 4") or (2.48m x 2.23m)

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

External

Gravel to the front of the property with parking for one car. Drive along side of property with room for two more cars. Rear garden has patio from dining room French doors to lawn garden with decking.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

