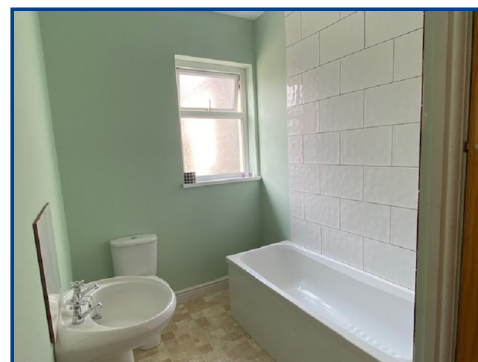
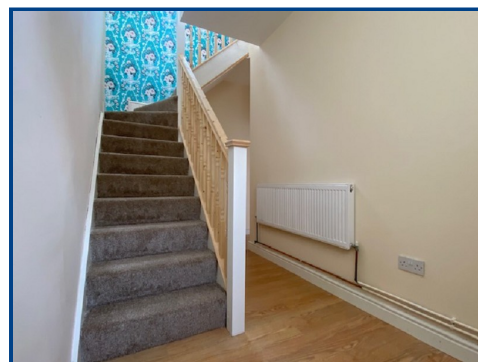




This floorplan is approximate only  
Plan produced using PlanUp.



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**

**12 Offices Across South Wales**

## Gurnos Road Ystalyfera.

Price **£145,000**



- 3 BEDROOM ATTACHED PROPERTY
- DRIVEWAY PARKING TO REAR
- DOWNSTAIRS CLOAK ROOM
- UPSTAIRS BATHROOM
- GARDEN WITH SOUTH FACING VIEWS
- RECENTLY RENOVATED
- NO CHAIN
- VILLAGE LOCATION

## General Description

Recently renovated 3 bedroom Attached property in Ystalyfera. With downstairs cloakroom, upstairs bathroom, garden and driveway access from Swanfield, this property will make a lovely first time home or family home with excellent proximity to local amenities.

**EPC Rating: F34**

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](mailto:surveys@ctf-uk.com).

Tel: **01639 844 426**

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

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



**Property Description**

Ystalyfera is a busy village with post office, shop, pubs, pharmacy and other locally run businesses. It is 25 minutes to the M4 corridor for commuting and also 10 minutes to the Bannau Brycheiniog National Park for mountain walks and countryside enjoyment. Recently renovated by the current vendors, the property benefits from new boiler, new kitchen, new bathroom etc. Viewing recommended to appreciate the size of the property and quiet location.

**Entrance Hall**

Enter property via front door with window above, laminate flooring, radiator, access to stairs, under stairs cupboard, gas meter enclosed to the side of the door and access to the cloakroom and lounge.

**Cloakroom/W.C.**

Tile to wall, laminate flooring to cloakroom area, tile to W.C. floor, W.C. sink, window to side of property, radiator, fuse box location.

**Lounge (17' 9" x 11' 11") or (5.41m x 3.62m)**

Oak veneer flooring, radiator, glazed pine doors, electric fire, window to rear of property, access into;

**Kitchen/Diner (14' 0" x 11' 10") or (4.26m x 3.61m)**

New boiler located in the corner of the kitchen, ceramic hob, cooker, wall and base units with integrated dishwasher, 1 1/2 Composite sink, large window to rear of property, tile splash back, radiator, laminate flooring, plumbing for washing machine and tumble dryer, space for fridge freezer.

**Rear Porch**

1/2 glazed door, window to side and rear of property, Perspex roof, tile flooring and sensory light.

**Landing**

Carpet flooring up the stairs to the landing, window at the top of the stairs with second window on the landing area, loft access with insulation.

**Bathroom (9' 7" x 6' 0") or (2.91m x 1.82m)**

Vinyl floor, bath with overhead shower and glass screen to be fitted, sink, W.C. window, tile splash back to wet areas, heated towel rail, storage cupboard.

**Bedroom 1 (14' 1" x 12' 10") or (4.29m x 3.92m)**

Window to rear with South facing views, carpet, radiator.

**Bedroom 2 (10' 9" x 8' 11" Max) or (3.27m x 2.73m Max)**

Window to side of property, carpet flooring, radiator.

**Bedroom 3 (10' 8" x 8' 2") or (3.26m x 2.49m)**

Window to side of property, carpet flooring, radiator.

**EXTERNALLY**

To Rear, enter the garden through the rear porch onto patio area with flower beds, access to outbuilding attached to property and steps down to lawn area of garden. To the rear of the property is driveway access from Swanfield, two outbuildings in need of repair

or demolishing.

To Front, access the property via lane off Gurnos Road.

**Agents Notes**

Access to the front entrance of the property is via un-adopted road.

Owner of next door has right of way across patio to piece of land they own.

The driveway access gives right of way to next door to access their garage area.

Flood risk; No risk

Broadband; Basic & Superfast  
Satellite / Fibre TV Availability; BT, Sky

**Services**

Mains electricity, mains water, mains gas, mains drainage

**Tenure**

Freehold

