

**Penywern Road
Ystalyfera
Swansea.**

Price **£130,000**

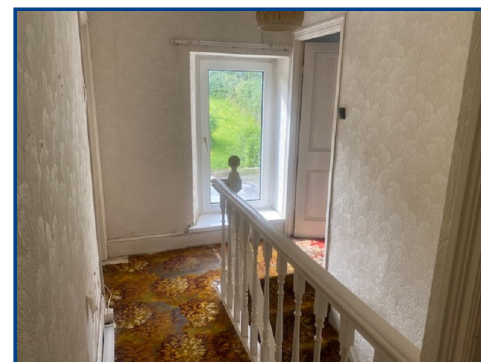
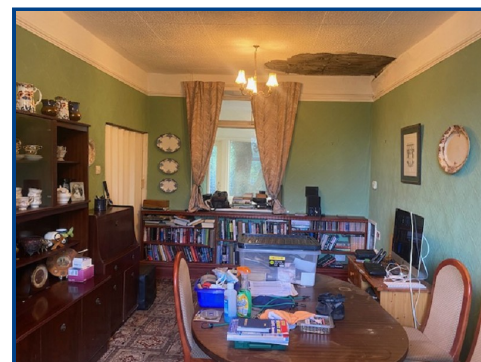


- DOUBLE FRONTED STONE HOUSE
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- UTILITY WITH WC
- UPSTAIRS SHOWER ROOM
- LARGE ELEVATED GARDEN
- ON STREET PARKING
- NEEDS MODERNISING
- PERFECT FAMILY HOME

General Description

Set in the village of Ystalyfera in an elevated position, this double fronted stone house has come to the market for the very first time. This property has been in the same family for over 100 years. With large garden to the rear, mountain views and on street parking. In need of modernisation, this would make the perfect family home.

EPC Rating: E51



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.

Penywern Road, Ystalyfera, Swansea.

Property Description

Excellent road links to the M4 corridor with Swansea only 25 minutes away, and 15 minutes from the Bannau Brycheiniog National Park. Ystalyfera has good local amenities with GP, pharmacy, convenience store, Welsh medium super school and easy access to supermarkets.

Entrance (5' 3" x 4' 0") or (1.60m x 1.23m)

Enter via front door into entrance area with original tiles, access to first floor, dining room and lounge area.

Lounge (18' 11" x 14' 0" Max) or (5.76m x 4.26m Max)

Laminate flooring with feature fireplace, window to front with views down the valley, window to rear, two radiators and under stairs cupboard.

Kitchen/Diner (12' 11" x 14' 7") or (3.94m x 4.45m)

Wall and base units, window to rear, space for washing machine, space for dishwasher and space for fridge freezer, tile splash back on worktops, vinyl floor, radiator, half glazed door giving access to rear garden, access to utility room.

Utility Room (9' 6" x 8' 4") or (2.90m x 2.55m)

Privacy window, half glazed door, W.C. window to rear, base units and window to side of property.

Dining Room (18' 10" x 10' 1") or (5.73m x 3.08m)

Carpet flooring, window to rear, window to front, bi-fold doors from lounge, radiator, feature fireplace, glazed door to hall.

Penywern Road, Ystalyfera, Swansea.

Bedroom 1 (9' 2" x 13' 11") or (2.79m x 4.23m)

Carpet flooring, radiator, two windows to the front of the property with views down the valley.

Bedroom 2 (10' 6" x 10' 8" Max) or (3.21m x 3.24m Max)

Window to front, radiator.

Bedroom 3 (9' 3" x 10' 6") or (2.82m x 3.21m)

Window to rear, radiator, boiler.

Shower Room (7' 9" x 7' 6") or (2.35m x 2.28m)

Heated towel rail, privacy window to rear of property, double shower, W.C. sink.

EXTERIOR

Access the property from the road via steps up to the front and small garden area, pedestrian access to the side of the property to the elevated rear garden. Steps from the back door up to lawn area with stunning South facing mountain views with trees to the rear of property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

