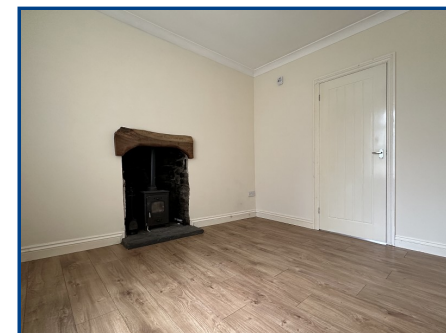


**Heol Rhyd Ddu Fach
Cwmllynfell
Swansea.**

Price **£140,000**

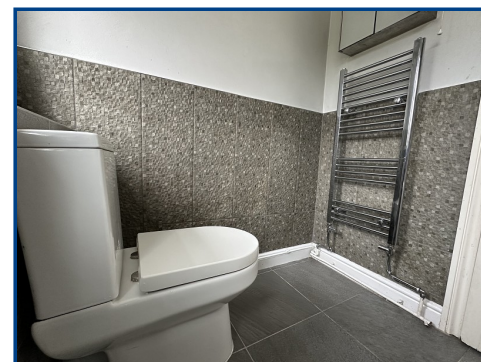
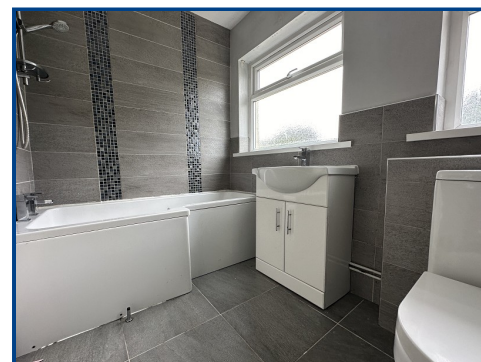


- SEMI RURAL LOCATION
- 2 RECEPTION ROOMS
- 3 BEDROOMS
- ENCLOSED REAR GARDEN
- OIL CENTRAL HEATING & LOG BURNER
- NO CHAIN

General Description

Situated in the semi rural village of Cefn Bryn Brain at the foot of the Black Mountain is this 3 bedroom semi detached property with no onward chain. Enclosed garden to rear laid mainly to lawn and small garden to front. The property has a small lane with no through access to the front which provides ample parking.

EPC Rating: E46



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

Situated at the foot of the Black mountain this property is ideal for those needing the convenience of commuting without compromising a peaceful lifestyle. Ystradgynlais Town with its many amenities is just under 5 miles away and the property is a 30 minute drive from M4 corridor. The property consists of 2 reception rooms, kitchen and bathroom to the ground floor and 3 bedrooms to the first floor. Long enclosed garden to rear and small garden to front.

Entrance Hall (11' 5" x 5' 10") or (3.47m x 1.77m)

Enter property via half glazed door, radiator, access to stairs with under stairs cupboard, fuse box, access into reception room 1.

Reception Room 1 (11' 3" x 16' 2") or (3.42m x 4.92m)

Enter from hallway into reception room 1 via half glazed door. Window to rear of property, radiator, access to reception room 2 and kitchen.

Reception Room 2 (11' 9" x 9' 9") or (3.59m x 2.96m)

Accessed from reception room 2, window to front of property, radiator, wood burner.

Kitchen (6' 11" x 8' 9") or (2.10m x 2.66m)

Wall and base units, ceramic hob and cooker, stainless steel sink, window to side of property, half glazed stable door to rear garden, radiator, access to bathroom.

Bathroom (5' 4" x 8' 9") or (1.63m x 2.66m)

Tile flooring, half tile splash with tile to wet areas, W.C. vanity sink, bath with over head shower, heated towel rail, privacy window to rear of property.

Stairs & Landing

Carpet stairs to first floor and landing with access to bedrooms 1, 2 and 3, loft access with insulation.

Bedroom 1 (9' 6" x 14' 8" Max) or (2.90m x 4.48m Max)

Two windows to the front of the property, radiator, storage cupboard with radiator.

Bedroom 2 (11' 11" x 7' 11") or (3.62m x 2.42m)

Window to rear of property, radiator, double fitted wardrobe with radiator.

Bedroom 3 (5' 5" x 8' 3") or (1.64m x 2.51m)

Window to rear of property, radiator.

EXTERIOR

To front - Courtyard gravel enclosed wall garden with pedestrian gate to road,

pedestrian access to the side of the property via second wooden gate leading to;

Rear - Patio from kitchen door, outside tap, lawn area to rear.

Agents Notes

Neighbour to the right has right of way over rear patio through side pedestrian gate to front of property.

Services

Mains water, mains drainage, mains electricity, oil central heating

Tenure

Freehold

