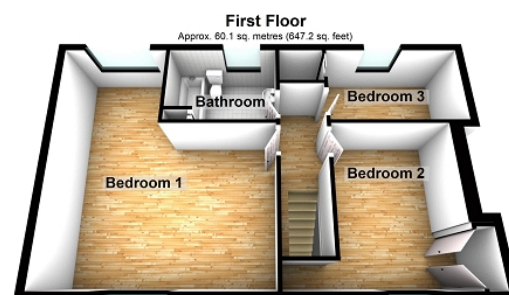
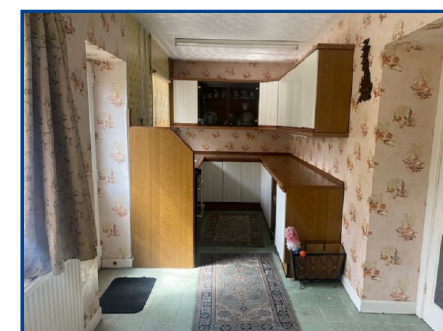


Total area: approx. 117.3 sq. metres (1262.4 sq. feet)
This floorplan is approximate only
Plan produced using PlanUp.



Tan Y Waun Penrhos Ystradgynlais.

Price **£230,000**



- 3 BEDROOM DETACHED
- 2 RECEPTION ROOMS
- GARDEN TO FRONT AND REAR
- WOODLAND & MOUNTAIN OUTLOOK
- GARAGE
- TOWN CENTRE LOCATION
- NO CHAIN

General Description

Introducing to the market for the first time since it was built, a 3 bedroom detached property in a tranquil location a short distance from Ystradgynlais Town Centre. This property has been in the same generation since it was built.

EPC Rating: D55

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.

Tel: **01639 844 426**

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

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

Property Description

A generational family home since it was built, this property boasts 3 bedrooms, one with large dressing area via steps, two reception rooms, garage and garden to front and rear with Southern facing woodland and mountain views. Situated a mile away from the Town Centre with local family run shops, convenience stores, restaurants and bars, along with pharmacy, dentist, accountants, community hospital and doctors surgery. Less than 30 minutes drive from the M4 and on the edge of the Bannau Brycheiniog National Park for mountain and waterfall walks.

Entrance (14' 1" Max x 5' 11" Max) or (4.29m Max x 1.81m Max)

Enter the property via front glazed door with glazed window to the side. Radiator, carpet flooring, under stairs cupboard and access to all ground floor properties, fuse box located above the door.

Reception Room 1 (12' 9" x 14' 9") or (3.89m x 4.49m)

Window to front of property, carpet flooring, radiator, glazed door from hall.

Reception Room 2 (12' 11" x 9' 6") or (3.94m x 2.89m)

Window to front of property, carpet flooring, decommissioned coal fire, capped chimney, radiator, glazed sliding door.

Kitchen/Diner (6' 8" x 21' 9") or (2.03m x 6.62m)

Two windows to the rear of the property looking out to the garden, tile floor. wall and base units to kitchen, cooker, stainless steel sink, radiator, glazed door from hallway to kitchen, half glazed door to rear garden.

Bedroom 1 (22' 3" Max x 18' 0" Max) or (6.78m Max x 5.49m Max)

Window to front of property, two radiators, carpet flooring, steps up from main bedroom to dressing area with window to rear of property.

Bedroom 2 (12' 10" x 13' 7" Max) or (3.91m x 4.13m Max)

Window to front of property, carpet flooring, built in wardrobe, radiator.

Bedroom 3 (7' 1" x 11' 3") or (2.16m x 3.43m)

Window to rear, radiator, carpet flooring, built in wardrobe.

Bathroom (7' 0" x 7' 8") or (2.13m x 2.33m)

Window to rear of property, W.C. sink, bath, radiator, wall tile, carpet flooring, cupboard with boiler.

EXTERIOR

TO FRONT - Lawn garden with pedestrian path from the road to the front door,

boundary walls consisting of brick, stone and mature Laurel trees enclose the garden with side pedestrian access to the rear garden. TO REAR - Lawn garden with vegetable patch and flower bed areas, pedestrian path leading the the far end of the boundary. Brick outbuilding with electrics outside W.C. views to the rear of Mountains and woodland with south facing garden.

Garage to the side of the property accessed via lane to the left.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

