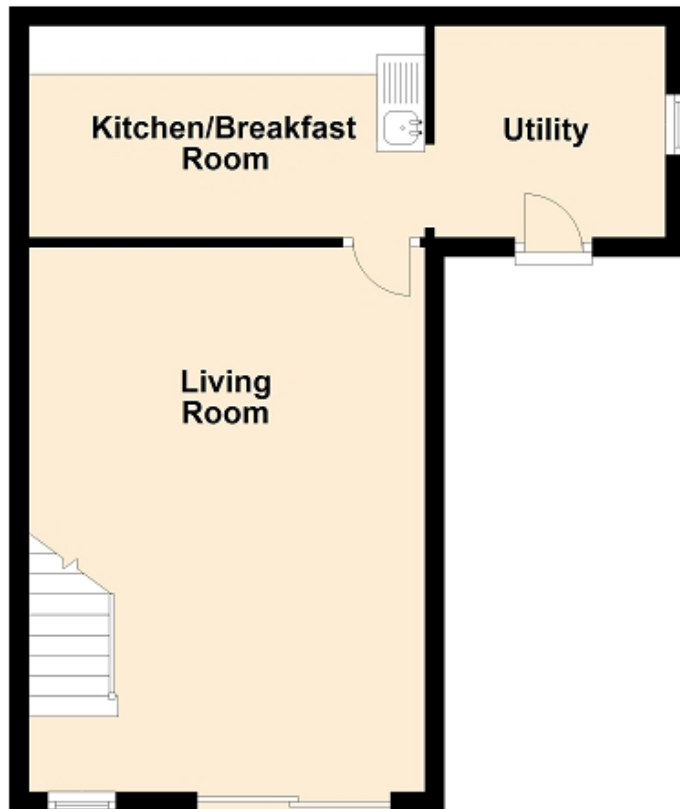
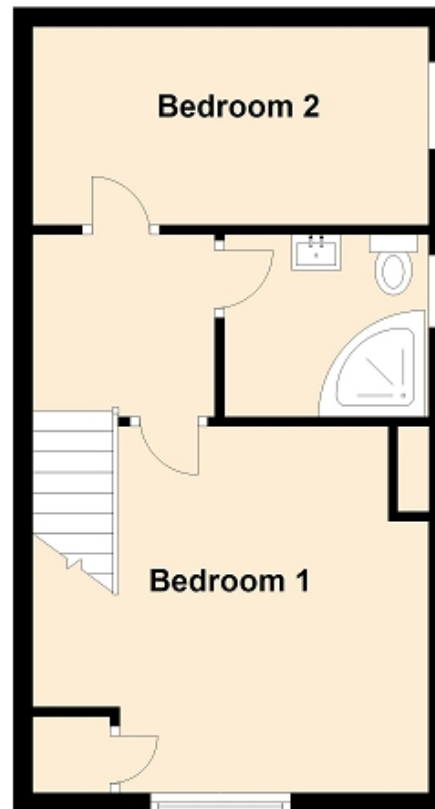


Ground Floor
Approx. 37.9 sq. metres (408.4 sq. feet)



First Floor
Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 70.5 sq. metres (759.2 sq. feet)

This floorplan is approximate only
Plan produced using PlanUp.

**Felinfach
Ystradowen
Ystradgynlais.**

Price **£120,000**

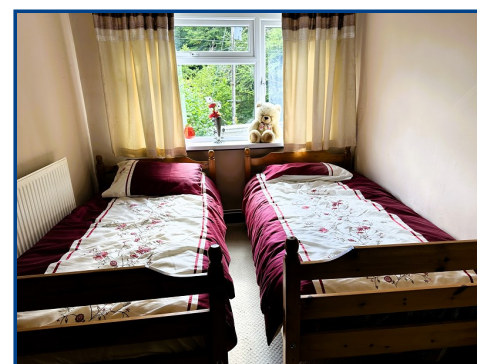
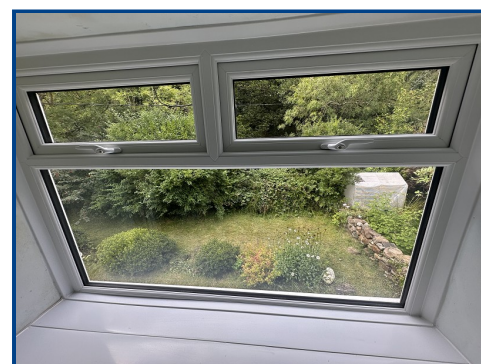
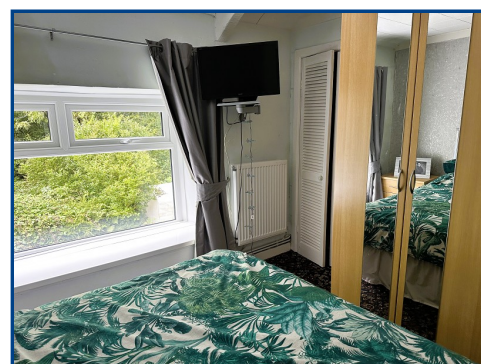


- RIVERSIDE CHARACTER COTTAGE
- TRANQUIL LOCATION NO CAR ACCESS
- MATURE GARDEN TO FRONT AND SIDE
- 2 DOUBLE BEDROOMS
- FIRST FLOOR SHOWER ROOM
- OIL CENTRAL HEATING

General Description

Featuring river views is this character cottage accessed via a leafy lane and a footbridge across the river. Located in the tranquil hamlet of Felin Fach on the outskirts of Ystradowen where you can escape the hustle and bustle of modern day life. One of 2 properties over the bridge with a right of way across the front to the adjoining property. The riverside garden to the front and side of the property laid mainly to lawn with mature shrubs and trees and overlooks the river Twrch.

EPC Rating: E54



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.

Felinfach, Ystradowen, Ystradgynlais.

Property Description

Riverside character cottage with 2 double bedrooms, first floor shower room, living room, Kitchen/breakfast room and utility. Ideally located in the hamlet of FelinFach just outside the Bannau Brycheiniog National Park. The area is popular with walkers and outdoor lovers with riverside walks, one popular one starting from near the property leads to old lime kilns and up on to the black mountain. There is also a walking/cycling track starting in Cwmllynfell which takes you to Ammanford a popular Carmarthenshire Town. The property is in easy walking distance of 2 family friendly public houses serving food and Ystradgynlais Town with its many amenities is less than 4 miles away.

Porch/Utility (7' 2" x 7' 2") or (2.19m x 2.18m)

Enter via door to side of property into Porch/Utility with window to side, radiator, free standing oil boiler and plumbing for washing machine.

Kitchen / Breakfast Room (13' 5" x 7' 2") or (4.10m x 2.19m)

Low level wall dividing Kitchen from Utility/porch.
Kitchen area fitted with a range of wood effect wall & base units with splash back tiling to walls. Radiator & vinyl flooring.

Living Room (18' 5" x 13' 5") or (5.61m x 4.10m)

Beamed wooden ceiling, Patio doors and window to front, 3 x radiators, small feature fireplace and open tread stairs to first floor.

Landing (6' 8" x 5' 10") or (2.03m x 1.78m)

With doors to all first floor rooms, access to loft & radiator.

Bedroom 1 (8' 0" x 13' 5") or (2.43m x 4.10m)

With window to front, radiator, 2 x storage cupboards one over the stairs.

Bedroom 2 (11' 11" x 10' 9") or (3.64m x 3.28m)

Currently set up as a twin with window to side & radiator.

Shower Room (6' 9" x 5' 10") or (2.05m x 1.78m)

Fitted with a shower cubicle with electric shower, WC, & vanity unit with wash hand basin. Fully tiled walls, laminate flooring, window to side & radiator.

External

The river side garden is to the front and side of the property with a right of way pathway to next door. Laid mainly to lawn with patio area adjacent to the property. Mature trees and shrubs to the front and river bank. Block of 3 outbuildings.

Agents Note

There is a cesspit at the property therefore water rates are low.

Services

Mains electricity, mains water
Property has a cesspit

Tenure

Freehold

Council Tax

B

