

Total area: approx. 96.4 sq. metres (1037.9 sq. feet)

This floorplan is approximate only  
Plan produced using PlanUp.

**Alder Avenue  
Ystradgynlais  
Swansea.**

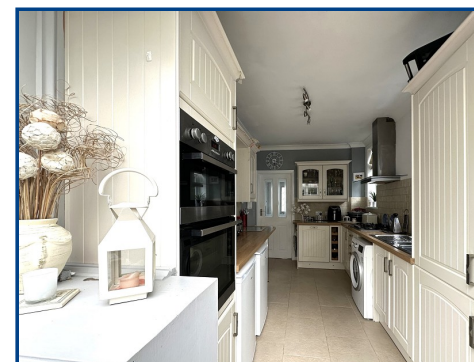
Price **£295,000**



- 3 BEDROOM FAMILY HOME
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- AMPLE DRIVEWAY PARKING
- GARAGE
- ENCLOSED REAR GARDEN

**General Description**

LOCATION LOCATION Lovely 3 bedroom family home located in Alder Avenue a popular cul de sac in the village of Glanrhyd. The location is perfect for family's due to its proximity to many amenities to include: Secondary and Primary Schools, Leisure Centre, Supermarket and family friendly public houses serving food. The property boasts ample driveway parking, garage and a lovely enclosed rear garden backed by woodland.



Viewing: **01639 844 426**

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**Property Description**

A MUST VIEW This 3 bedroom property located in Alder Avenue a popular cul de sac in the village of Glanrhyd. Property has a large driveway and garage parking. The property has a light and airy feel with 2 bay windows to the front, large conservatory to rear and a Hallway entrance with a 3 turn stairway to first floor. All blinds which have been recently installed will remain with the property. Glanrhyd is a village on the edge of the popular town of Ystradgynlais and boasts many amenities in walking distance of the property to include Supermarket, Primary and Secondary Schools, family friendly public houses serving food and a popular walking/cycle path. Ystradgynlais a thriving town with independent shops and cafes is less than a mile away and there are good road links via the A4067 to the M4 Corridor and Bannau Brycheiniog National Park.

**Hall (5' 10" x 9' 0") or (1.77m x 2.75m)**

Enter via double glazed door into hallway with under stairs storage cupboards, window to side, radiator, wood effect laminate flooring and stairs to first floor.

**Living Room / Dining Room (20' 0" x 12' 8") or (6.09m x 3.87m)**

Double aspect room with bay window to front and patio doors into conservatory to rear, small window/serving hatch into kitchen. Feature fireplace with electric fire. 3 x radiators and wood effect laminate flooring.

**Kitchen (13' 3" x 8' 2") or (4.04m x 2.48m)**

Fitted with a range of wall, base & larder units to include integrated 5 ring gas hob with extractor chimney hood & double electric oven. Space for fridge, freezer and plumbing for washing machine. Splash back tiling to walls and tiled floor. Window to side and opening into conservatory. Radiator.

**Landing**

With window to front & access to all first floor rooms. Pull down access door to loft with ladder.

**Bedroom 1 (11' 9" x 9' 5") or (3.58m x 2.88m)**

Double room with window to rear & radiator.

**Bedroom 2 (11' 9" x 9' 5") or (3.58m x 2.88m)**

Double room with bay window to front & radiator.

**Bedroom 3 (9' 1" x 8' 5") or (2.78m x 2.57m)**

With window to rear & radiator. No photos as currently used for storage.

**Bathroom (8' 2" x 5' 6") or (2.48m x 1.68m)**

Recently re-furbished with fully tiled walls & luxury vinyl flooring. Fitted with a white suite to include bath with overhead shower run off the hot water system, WC and wash hand basin. Window to side and chrome effect heated towel rail. Storage cupboard.

**Garage**

Garage to side of property with electric.

**External**

To Front  
Double gated entrance to arge paved driveway leading to garage with ample parking, Low maintenance garden area.  
To Rear  
Enclosed Rear garden with patio, area, lawns and mature shrubs backed by woodland. There is also a rear access gate to a local footpath.  
The property is fitted with 3 Security Cameras.

**Services**

Mains electricity, mains water, mains gas, mains drainage

**Tenure**

Freehold

