

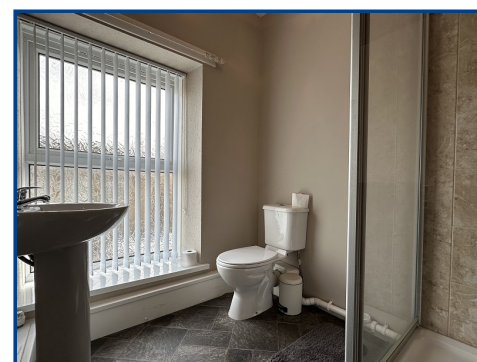
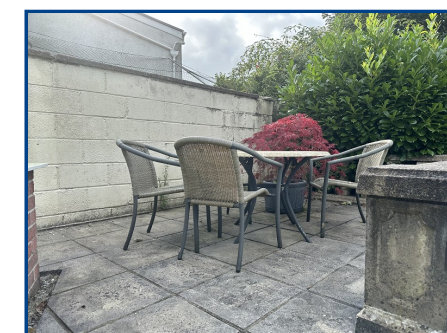
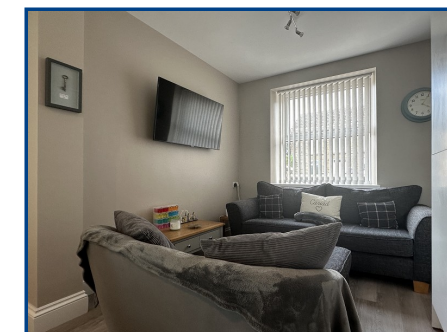
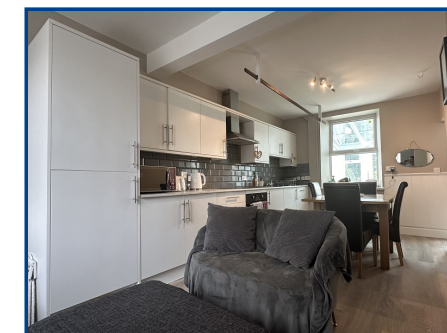
This floorplan is approximate only  
Plan produced using PlanUp.

## New Road Ystradowen Swansea.

Price **£275,000**



- Stone Fronted Detached Property
- Impressive Garden
- Ample Parking
- Views to the Rear
- Ideal Family Home
- Beautifully Presented
- Original Features
- VIRTUAL TOUR AVAILABLE



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](mailto:surveys@ctf-uk.com).

## General Description

This charming four-bedroom home, built in 1909, has been modernised while preserving original features. It boasts an open-plan kitchen/diner, two shower rooms, and a utility room. The large garden with patio overlooks the Black Mountains, and the side driveway offers ample parking. Located in the peaceful village of Ystradowen, this is a perfect blend of history and modern living.

Tel: **01639 844 426**

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

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



Property Description

Charming Stone-Fronted Four-Bedroom Detached Home in Ystradowen! This beautifully maintained four-bedroom detached home on New Road, Ystradowen, was built in 1909 and has remained in the same family ever since. Recently modernised, it retains many original features, including a unique butcher's hook, blending character with modern convenience. The heart of the home is the open-plan kitchen/diner, perfect for family gatherings, alongside a handy utility room and two shower rooms—one upstairs and one down. The expansive garden is a true highlight, featuring a patio with stunning views of the Black Mountains, ideal for outdoor entertaining or relaxing. A side driveway

provides ample parking for multiple vehicles. Situated in the peaceful village of Ystradowen, this property offers tranquil rural living with easy access to local amenities and beautiful countryside walks. A rare chance to own a piece of local history—don't miss out on this unique home!

Hallway

Lounge (11' 11" Max x 9' 11") or (3.63m Max x 3.02m)

Open Plan Kitchen / Dining / Sitting Room (20' 5" Max x 9' 9" Max) or (6.22m Max x 2.97m Max)

Rear Porch

Conservatory (14' 5" Max x 11' 7" Max) or (4.40m Max x 3.52m Max)

Utility (3' 5" Max x 0' 0") or (1.05m Max x 0.0m)

Downstairs Shower Room (9' 10" Max x 4' 3" Max) or (2.99m Max x 1.29m Max)

Landing

Bedroom 1 (10' 4" Max x 9' 10" Max) or (3.16m Max x 3.00m Max)

Bedroom 2 (9' 10" Max x 9' 11" Max) or (3.00m Max x 3.01m Max)

Bedroom 3 (10' 9" Max x 7' 5" Max) or (3.28m Max x 2.27m Max)

Bedroom 4 (9' 7" Max x 7' 6" Max) or (2.91m Max x 2.28m Max)

Shower Room (6' 11" Max x 5' 7" Max) or (2.11m Max x 1.70m Max)

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

