



**Heol Twrch
Lower Cwmtwrch
Swansea.**

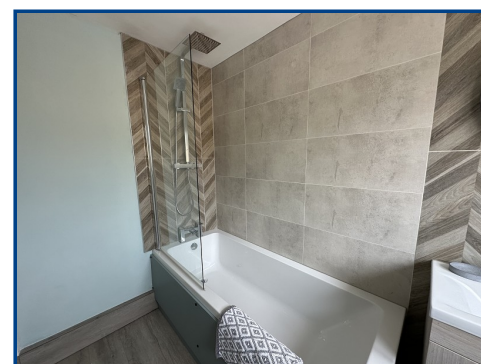
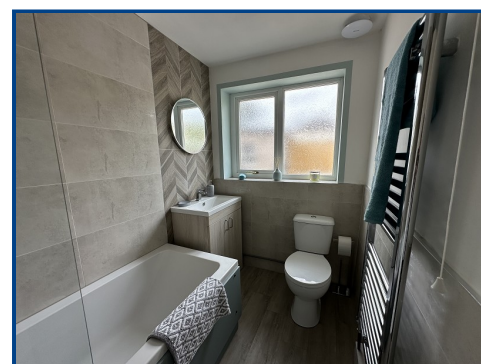
Price **£135,000**



- Fully Refurbished Throughout Including Gardens
- No Chain
- Full Planning Permission Approval
- Rear Private Parking
- Village Location
- Gas Combination Boiler

General Description

Traditional end-terrace cottage situated in the popular village of Cwmtwrch. A convenient location with good road links to the M4 Corridor and Black Mountain, and a short walk from all local amenities including restaurants, supermarkets and schools. This property would be an ideal purchase for a first-time buyer or investor, as a retirement home or even a holiday let, with the Brecon Beacons National Park just a short distance away.



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.

Heol Twrch, Lower Cwmtwrch, Swansea.

Property Description

This property has recently been fully refurbished throughout to a high standard, modernising the property while still retaining its original cottage charm. The property is move in ready and benefits from gas central heating and double glazing. Complete with a newly fitted kitchen (including appliances) and bathroom suite, as well as new flooring throughout the property. Gardens to the front and rear are low maintenance and ready for any purchasers to plant as they wish. Property boasts a private parking space at the rear, as well as a large level front garden.

Full planning permission has also been granted for a second storey rear extension

to convert into a 3 bedroom with en-suite. Powys application number 22/0849/HH.

Living/Dining Room (23' 2" x 10' 4") or (7.07m x 3.15m)

With stairs to first floor, newly fitted carpet and wall lights.

Kitchen (12' 0" x 7' 11") or (3.67m x 2.41m)

Newly fitted Oxford style shaker kitchen in olive green including wall & base units, integrated electric oven, gas hob & extractor hood (under warranty), tiled splashback wrap-around and pull-out spray mixer tap. Waterproof and scratchproof LVT flooring.

Bathroom (9' 11" x 4' 11") or (3.01m x 1.51m)

Newly fitted modern bathroom suite, including bath with overhead shower, waterfall tap and shower screen. Oak effect vanity sink unit with waterfall tap & WC. Feature herringbone tiled walls, chrome towel rail. Waterproof and scratchproof LVT flooring. New light and extractor fan.

Bedroom 1 (23' 2" x 10' 8" Max x 7' 4" Min) or (7.07m x 3.26m Max x 2.23m Min)

Double aspect room with newly fitted carpet and a good size over stairs storage space with clothes rail. 2 windows to front and side, original ceiling beams.

External

Large low maintenance garden laid mainly to gravel to front, also with decking and patio area. Newly fenced parking and gravel area to the rear. Right of way to the other 2 properties in the terrace to front and back of property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A

