



This floorplan is approximate only  
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**Ynyscedwyn Road  
Ystradgynlais  
Swansea.**

**Price £300,000**

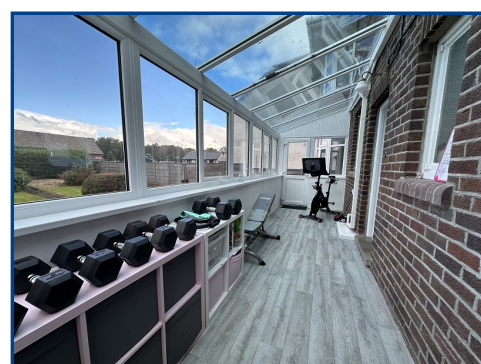


- TRADITIONAL 1930'S FAMILY HOME
- 2 RECEPTION ROOMS WITH BAY WINDOWS
- WET ROOM & FAMILY BATHROOM
- 3 DOUBLE BEDROOMS
- OUTSKIRTS OF YSTRADGYNLAIS TOWN
- OFF ROAD PARKING & GARAGE

**General Description**

Traditional style family home build in 1939 which retains many original features to include wooden flooring in hall & 2 feature fireplaces. Large feature bay windows to four rooms gives this property a very light and airy feel. Situated on the outskirts of Ystradgynlais Town Centre this is the perfect location for enjoying all the facilities near by which include: Rugby & Bowls Club with playing fields, Cycle and Walking path & public parks. Walking distance to Secondary and Primary Schools. Supermarket and family friendly public houses less than a mile away.

**EPC Rating: E51**



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**Property Description**

Traditional family home with many original features situated on the outskirts of Ystradgynlais Town Centre. Ystradgynlais is a thriving town with a strong community which organises many local events and activities. The bustling town centre has many individually owned shops, cafes and wine bars. The welfare Hall and Church Hall host many events and classes and the Welfare Hall is also a Cinema. Maesydderwen Secondary School which is a short walk from the property has an attached leisure centre open to the public with a Swimming pool and Gym. Local Hospital and Health centre both in walking distance. Good road links via the A4067 to the Bannau Brycheiniog National Park to the North and the M4 Corridor to the south.

**Hall (11' 9" Max x 7' 3" Max) or (3.59m Max x 2.22m Max)**

Enter via a small covered porch into Hallway with original wooden flooring. With cloakroom to the front with feature circular window, storage cupboard. Stairs to first floor with newly fitted carpet.

**Lounge (16' 8" x 11' 11") or (5.07m x 3.63m)**

With large feature bay window to front with window seat & storage. Feature 1930's style fireplace which currently has an electric fireplace in front which will not be remaining. Newly fitted carpet.

**Dining Room (14' 10" x 11' 11") or (4.52m x 3.63m)**

With large feature bay window with window seat to rear. Feature marble fireplace & wooden floor.

**Kitchen**

Fitted with a range of wall & base units - free standing electric cooker will remain.

**Utility Room (6' 3" x 3' 6") or (1.90m x 1.06m)**

Small utility room with space for fridge freezer and rear entrance door into conservatory.

**Wet Room (9' 7" x 5' 5") or (2.92m x 1.65m)**

Fitted with an electric shower, WC & wash basin. Non slip flooring. Storage cupboard.

**Landing (10' 4" Max x 10' 3" Max) or (3.14m Max x 3.12m Max)**

Spacious landing with feature stained glass window to side. Fitted storage cupboard, WC and newly fitted carpet.

**Bedroom 1 (17' 3" x 12' 0") or (5.26m x 3.66m)**

With large feature bay window to front with curved radiator. Newly fitted carpet.

**Bedroom 2 (15' 4" x 12' 0") or (4.68m x 3.66m)**

With feature bay window to rear with curved radiator. Fitted 3 door wardrobe. Fitted Carpet.

**Bedroom 3 (10' 5" x 7' 9") or (3.17m x 2.35m)**

Currently used as a single but would fit a double bed. Newly fitted carpet.

**Bathroom (10' 3" x 6' 3") or (3.12m x 1.90m)**

With bath, Wash hand basin and fitted storage cupboard housing gas combi boiler.

**Conservatory (20' 8" x 5' 8") or (6.29m x 1.73m)**

Long narrow conservatory of uPVC Construction with doors to either side.

**Garage (17' 6" x 10' 6") or (5.33m x 3.20m)**

With roller door and electric sockets. Charger for electric car to side of garage.

**Lean to/utility**

With corrugated roof and uPVC doors to front and back. Useful storage space with plumbing for washing machine.

**External**

To Front

Low maintenance enclosed garden to front of property laid to gravel.

To Side

Gated Driveway parking for 3 cars and path to rear of property.

To Rear

Garden laid mainly to lawn overlooking Ystradgynlais Playing fields.

**Basement**

With entrance from rear garden providing low level storage area.

**Services**

Mains electricity, mains water, mains gas, mains drainage

**Tenure**

Freehold

**Council Tax**

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