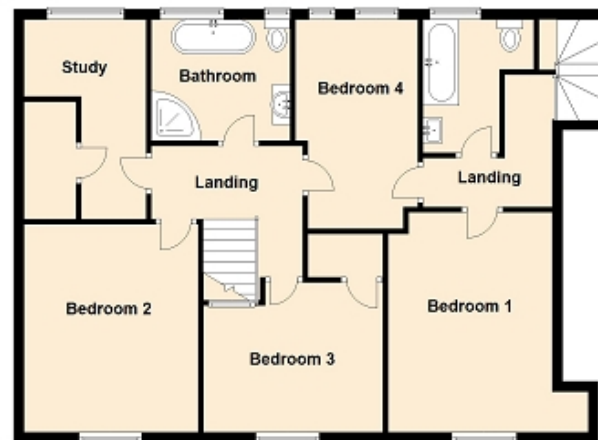


Ground Floor



This floorplan is approximate only
Plan produced using Planitup.

First Floor

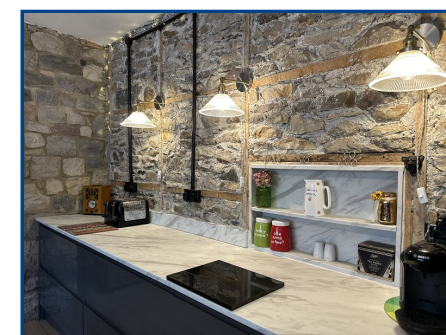
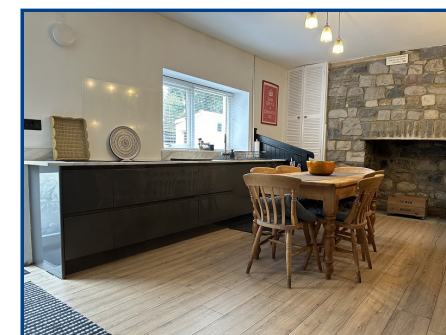
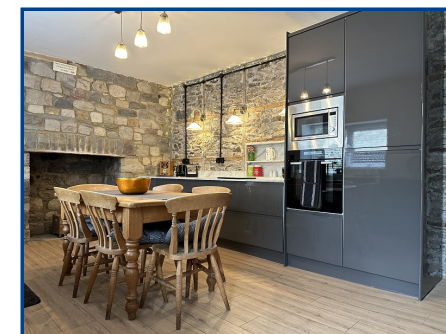
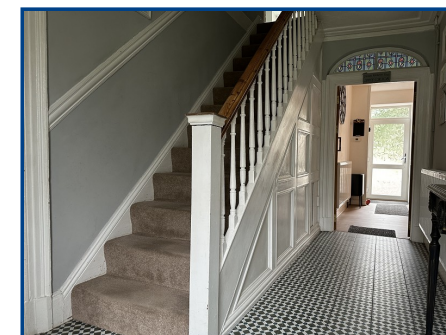


Chartered Surveyor, Valuers,
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12 Offices Across South Wales

**Bethel Road
Lower Cwmtwrch
Swansea.**

Price **£500,000**

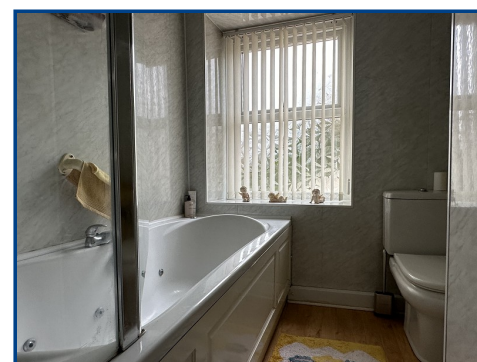
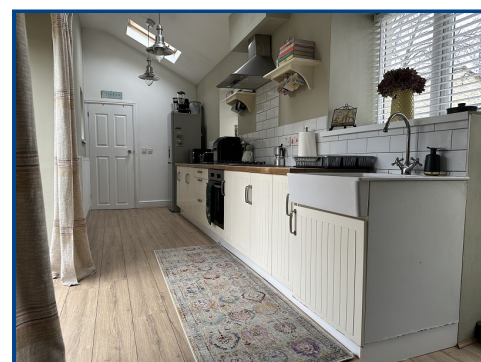


- VERSATILE STONE BUILT PROPERTY
- AMPLE PARKING & GARAGE
- LARGE GARDEN
- SOLAR PANELS & AIR SOURCE HEAT PUMP
- MANY PERIOD FEATURES
- IDEAL FOR MULTI GENERATION LIVING
- 2 KITCHENS, 2 BATHROOMS, 2 LIVING ROOMS

General Description

A charming stone-built detached property on Bethel Road, Cwmtwrch, featuring beautiful period details, five bedrooms, three bathrooms, and three reception rooms. Originally stables and barns, the converted spaces now offer a garage, utility room, shower room, and second kitchen with bi-fold doors leading to a large patio. The main kitchen is newly installed in stylish grey with marble-effect worktops and integrated appliances. With ample parking and a spacious garden, this property provides a perfect blend of historic character and modern comfort.

EPC Rating: B81



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.

Tel: **01639 844 426**

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

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

Property Description

Introducing this stunning stone-built detached home on Bethel Road, Cwmtwrch, rich with period charm and thoughtfully updated for modern living. Originally housing stables and barns, the property has since been transformed, with these outbuildings converted into a garage, utility room, shower room, and a second kitchen ideal for entertaining. This second kitchen, featuring bi-fold doors, opens out to a spacious patio and is perfect for BBQs and gatherings. The newly installed main kitchen is a showstopper in stylish grey with marble-effect worktops and fully integrated appliances, seamlessly blending sophistication and functionality. With three generous reception rooms, five bedrooms, and three bathrooms (including the convenient shower room), this home is designed for a family to flourish. Additionally, the property is equipped with 13

solar panels and an air-source heat pump, ensuring energy-efficient heating throughout. The property sits on a large plot, providing ample parking that extends well beyond the front and a substantial garden, ideal for a growing family and open to further customization. Situated in Cwmtwrch, you're surrounded by the charm of the Upper Swansea Valley, with easy access to scenic countryside walks, local amenities, and a friendly community atmosphere, making this the perfect rural retreat without sacrificing convenience.

Hall

Living Room (14' 10" Max x 14' 10" Max) or (4.51m Max x 4.52m Max)

Kitchen (18' 8" Max x 12' 2" Max) or (5.70m Max x 3.71m Max)

Dining Room (14' 4" Max x 11' 2" Max) or (4.38m Max x 3.40m Max)

Lounge (13' 3" Max x 12' 0" Max) or (4.04m Max x 3.65m Max)

Kitchen (24' 7" Max x 6' 5" Max) or (7.50m Max x 1.95m Max)

Shower Room / Utility Room (10' 4" Max x 6' 7" Max) or (3.14m Max x 2.00m Max)

Landing

Bedroom 1 (14' 4" Max x 11' 5" Max) or (4.37m Max x 3.48m Max)

Bedroom 2 (12' 0" Max x 6' 1" Max) or (3.65m Max x 1.85m Max)

Bedroom 3 (11' 10" Max x 9' 4" Max) or (3.61m Max x 2.85m Max)

Bedroom 4 (15' 1" Max x 8' 11" Max) or (4.60m Max x 2.73m Max)

Bedroom 5 (14' 6" Max x 10' 5" Max) or (4.41m Max x 3.17m Max)

Bathroom 2 (8' 2" Max x 7' 2" Max) or (2.49m Max x 2.19m Max)

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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