

**Cyfyng Road
Ystalyfera
Swansea.**

Price **£59,950**



Property Particulars Draft

Date: 15/11/24.

Name: *Carly Lewis*

Signature: *[Signature]*

I confirm that these property particulars are a true and accurate description of the property.

- **1 BEDROOM PROPERTY WITH EN-SUITE**
- **OPEN PLAN LIVING TO GROUND FLOOR**
- **DECKING AREA WITH MOUNTAIN VIEWS**
- **LOW MAINTENANCE ENCLOSED REAR GARDEN**
- **IDEAL AIR B & B OR FOR COUPLE/SINGLE DWELLING**
- **CASH PURCHASE ONLY**



General Description

Unique one bedroom property with amazing mountain views. Refurbished to suit a couple or single person with open plan downstairs living area & bedroom with en-suite shower room. Small decking area outside back door which is an ideal place to sit and admire the views. Steps leading down to a low maintenance rear garden. Would make an ideal Air B & B

Property Description

Located in Ystalyfera this one bedroom property with good road links to the M4 Corridor. This one bedroom property ideally suited for a couple or single person. With open plan kitchen/diner/living room and spacious bedroom with en-suite shower room. The mountain views from the rear of the property are amazing and the decking area and low maintenance garden are an ideal place to sit and admire. The property benefits from Gas central heating and double glazing with a bright red composite front door.

Open Plan Kitchen / Dining / Sitting Room (22' 10" x 12' 4") or (6.95m x 3.75m)

Kitchen area fitted with a range of wall & base units & breakfast bar. integrated electric oven and ceramic hob. Stone flooring and stairs to first floor.

Bedroom (22' 10" Max x 12' 4" Max) or (6.95m Max x 3.75m Max)

Double aspect room with 2 windows to front and one to rear. Open from the top of the stairs.

En-Suite Shower Room (10' 5" x 3' 8" x 2' 7") or (3.17m x 1.12m x 0.78m)

Fitted with a Shower, WC and wash hand basin.

External

From the back door direct access to a walled decking area with mountain views. Steps down to a low maintenance enclosed garden. Under house Storage area.

Agents Notes

THIS PROPERTY IS IN A LANDSLIDE AREA NEEDS TO BE CASH PURCHASE ONLY

Tenure

Freehold

Council Tax

Not Specified



Important notice

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