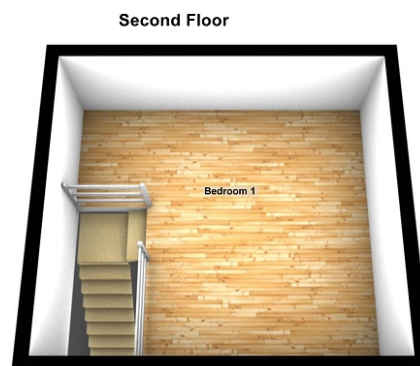
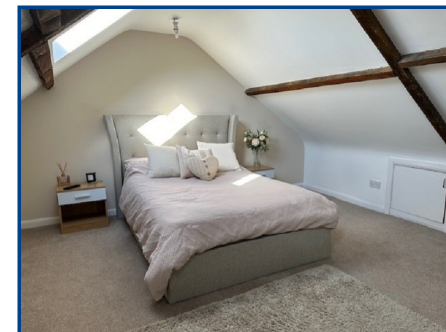


This floorplan is approximate only
Plan produced using PlanUp.



**Davies Street
Caehopkin
Abercrave
Swansea.**

Price **£160,000**



- WELL PRESENTED 3 BEDROOM PROPERTY
- SHOWER ROOM & BATHROOM
- LOUNGE/DINER & KITCHEN
- GARAGE & GARDEN TO REAR
- IDEAL FAMILY HOME
- OIL CENTRAL HEATING

General Description

EPC Rating: D60

Situated in the hamlet of Caehopkin on the outskirts of Bannau Brycheiniog National Park is this well presented 3 bedroom family home. Accommodation over 3 floors. With ground floor shower room and first floor bathroom, Lounge/Diner and Kitchen/Breakfast room. 2 Bedrooms on the first floor and 3rd bedroom in the spacious attic conversion. Garage and enclosed rear garden.

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.

Property Description

Caehopkin is a small hamlet on the outskirts of Bannau Brycheiniog National Park. Ideal for families with a play park situated in the field opposite and the Award Winning Ysgol Y Cribarth Primary School less than a mile away. There is a popular walking Cycle track nearby with access from the top of the street. Good Road links to the M4 Motorway via the A4067. Ystradgynlais Town with its many amenities is approximately 4 miles down the valley.

Entrance Hall (4' 11" x 6' 7") or (1.51m x 2.0m)

Enter via Upvc door into hallway with tiled floor window to side and carpeted stairs to first floor door into Lounge.

Lounge/diner (22' 7" x 16' 0") or (6.89m x 4.88m)

With window to front & 2 radiators, feature fireplace with electric fire. Under stairs storage cupboard Glazed french doors into kitchen.

Kitchen / Breakfast Room (16' 0" x 11' 0") or (4.88m x 3.36m)

Fitted with a range of white wall & base units to include integrated electric oven, ceramic hob and extractor hood. Free Standing oil boiler. Window to rear & radiator. Ceramic tiled floor and splash back tiling to walls.

Rear Hall

With entrance door to rear and access to shower room. Tiled floor.

Shower Room (6' 11" x 4' 6") or (2.12m x 1.38m)

With shower cubicle, WC and wash hand basin. Tiled floor and partly tiled walls, window to rear and heated towel rail.

Landing

With access to first floor rooms and door into second landing with window to front and stairs to converted attic room.

Bedroom 1 (10' 10" x 9' 1") or (3.29m x 2.76m)

with window to rear and radiator

Bedroom 2 (10' 10" x 9' 1") or (3.31m x 2.76m)

with window to front and radiator.

Bathroom (7' 8" x 7' 1") or (2.33m x 2.15m)

Fitted with a white suite to include panelled bath, WC and wash hand basin. Window to rear, vinyl flooring and partly tiled walls. Heated towel rail.

Attic Room (14' 5" x 15' 9") or (4.39m x 4.81m)

Spacious room with 2 velux windows, 2 cupboard into eaves and radiator.

External

External Garden to rear with garage and workshop accessed across a lane at the rear of the street.

Garage With up and under door, 2 windows to side, electric lighting and power points, Car pit and work bench.

Garden Low maintenance Garden with patio area and stones.

Workshop Large workshop with lighting

Services

Mains water, mains electricity, mains drainage

Tenure

Freehold

Council Tax

B

