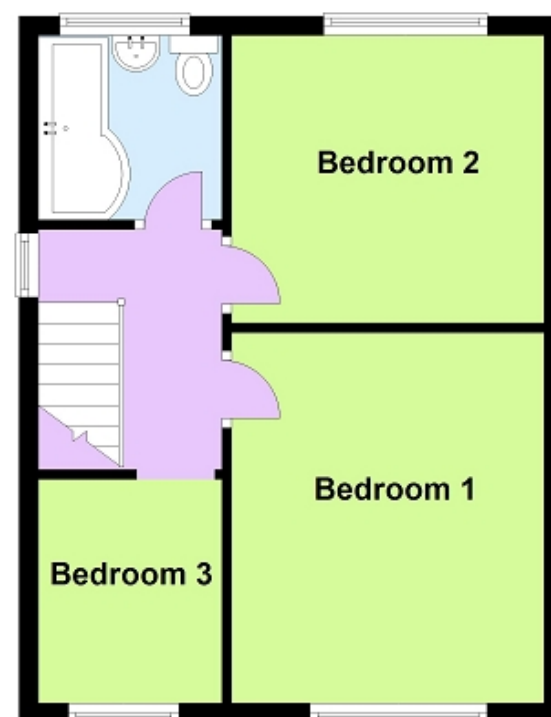


Ground Floor



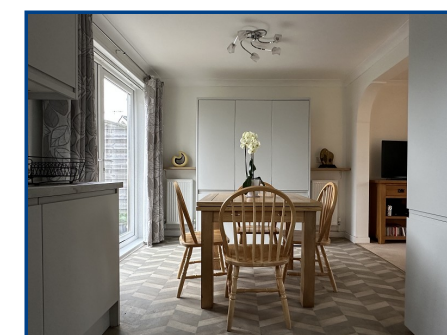
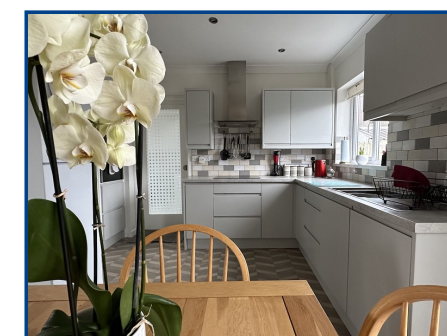
First Floor



This floorplan is approximate only
Plan produced using PlanUp.

Glantawe Park Ystradgynlais Powys.

Price **£190,000**

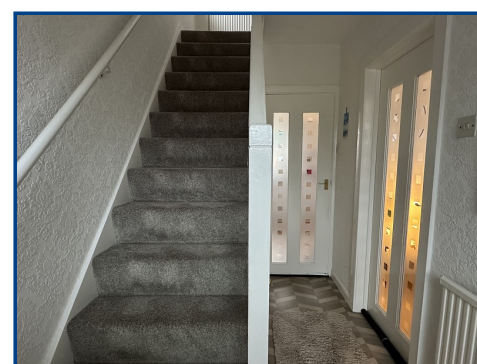
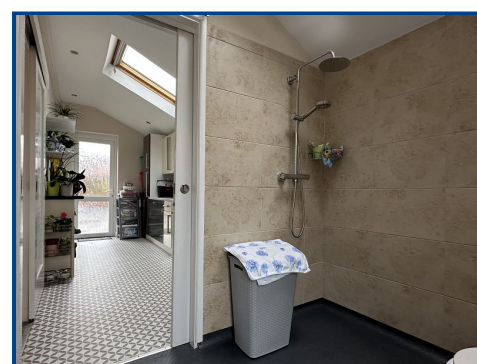


- Sought-after Glantawe Park location
- Open-plan kitchen-living space
- Utility room and shower added
- Three bedrooms and family bathroom
- Low-maintenance garden with views
- Off-road parking for one car
- Close to schools and shops
- Near Brecon Beacons National Park

General Description

Located in Glantawe Park, Ystradgynlais, this semi-detached home features a transformed downstairs with a modern, open-plan kitchen-living area. In 2020 (as advised by the vendor), a permitted development extension added a large utility room and downstairs shower room. Upstairs offers two double bedrooms, a single bedroom, and a family bathroom. The low-maintenance rear garden enjoys mountain views, and there is parking for one vehicle at the front. Close to schools, shops, eateries, and the Brecon Beacons, this home is perfect for families or first-time buyers.

EPC Rating: D66



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

Situated in the desirable Glantawe Park, Ystradgynlais, this semi-detached home has been beautifully updated to offer stylish and functional living spaces. The current owners have transformed the downstairs layout, extending the kitchen into the former dining area and opening it into the lounge, creating a modern, open-plan kitchen-living area that is perfect for family life and entertaining. In 2020 (as advised by the vendor), the property was further improved with a permitted development extension, adding a large utility room and a convenient downstairs shower room with a toilet. Upstairs, the home features two generous double bedrooms, a single bedroom, and a family bathroom.

The rear garden is low maintenance and enjoys lovely mountain views, making it a peaceful spot to relax. At the front, there is off-road parking for one vehicle. Ystradgynlais is a welcoming community with excellent amenities, including well-regarded schools, independent shops, and a range of eateries. Outdoor enthusiasts will love the proximity to scenic countryside walks and the Brecon Beacons National Park. This property is ideal for families or first-time buyers looking for a modern home in a great location.

Porch

Hallway (10' 11" Max x 5' 7" Max) or (3.33m Max x 1.69m Max)

Lounge (12' 7" Max x 11' 4" Max) or (3.83m Max x 3.46m Max)

Kitchen/ dining room (17' 3" Max x 9' 9" Max) or (5.27m Max x 2.97m Max)

Utility Room (14' 10" Max x 6' 11" Max) or (4.51m Max x 2.12m Max)

Shower Room (6' 11" Max x 5' 11" Max) or (2.11m Max x 1.81m Max)

Landing

Bedroom 1 (12' 4" Max x 9' 1" Max) or (3.77m Max x 2.76m Max)

Bedroom 2 (10' 7" Max x 10' 3" Max) or (3.22m Max x 3.12m Max)

Bedroom 3 (6' 8" Max x 4' 9" Max) or (2.02m Max x 1.44m Max)

Bathroom (6' 3" Max x 5' 10" Max) or (1.91m Max x 1.78m Max)

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

