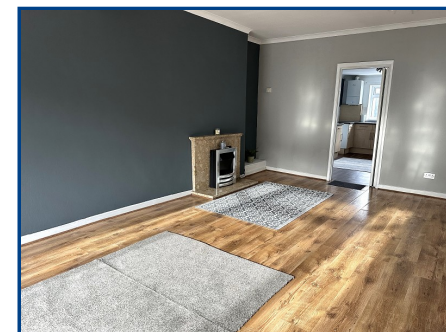
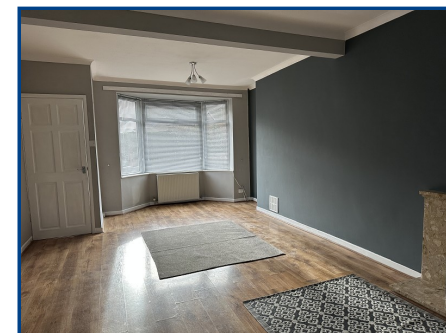
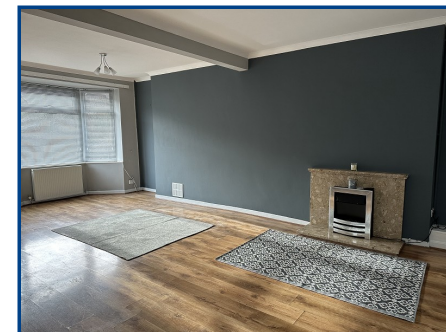


Dumfries Place Glanrhyd Ystradgynlais Swansea.

Price £160,000

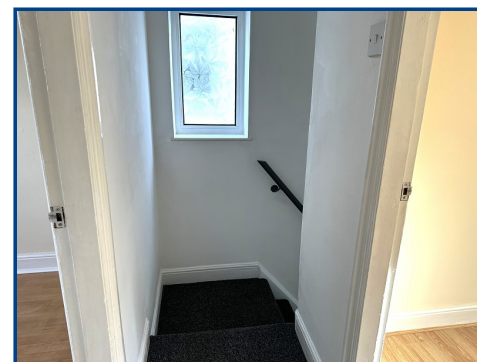
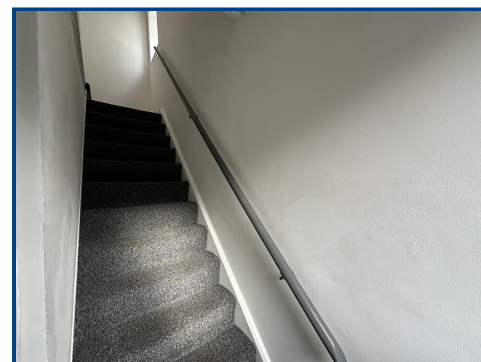


- IDEAL FAMILY LOCATION
- WALKING DISTANCE TO SCHOOLS
- WELL PRESENTED
- 3 BEDROOM SEMI
- LOW MAINTENANCE REAR GARDEN

General Description

IDEAL LOCATION FOR FAMILY LIVING This 3 bedroom property in walking distance of many amenities to include Primary and Secondary Schools, Leisure Centre with swimming pool, Supermarket and family friendly public houses serving food. Easy access to a popular walking Cycle route and playing fields. Less than a mile to Ystradgynlais Town Centre. Very well presented with spacious living room and kitchen diner. Gas Central Heating and double glazed. Low maintenance garden with outbuilding to rear.

EPC Rating: D64



Viewing: **01639 844 426**

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

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

Important notice

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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**

Dumfries Place, Glanrhyd, Ystradgynlais, Swansea.

Property Description

A MUST VIEW. Situated in the village of Glanrhyd which is a popular location for families. Walking distance of Primary and Secondary Schools, leisure centre and supermarket. Less than a mile to Ystradgynlais Town Centre which is a thriving town with a range of places to eat and drink and independently owned shops. The area also benefits from many public parks, a Nature Reserve and a Popular Walking cycle Route.

Good road links to the M4 Corridor and the Bannau Brycheiniog National Park.

Hall

Small entrance hall with composite door and window to front. Stairs to first floor and door into Living/Dining Room.

Living/Dining Room (21' 8" x 10' 2") or (6.61m x 3.11m)

Spacious room with feature fire place with electric fire. Under stairs storage cupboard. Wood effect laminate flooring. Large bay window to front and side window makes this a light and airy room.

Kitchen / Breakfast Room (14' 8" x 8' 8") or (4.46m x 2.64m)

Fitted with a range of wood effect wall & base units with breakfast bar to one wall. Splash back tiling to walls and wood effect flooring. Wall mounted combi gas boiler.

Bathroom (10' 2" x 6' 2") or (3.11m x 1.89m)

Fitted with a white suite to include, bath, wash hand basin in vanity unit, WC and shower

cubicle. Partly tiled walls & tiled floor. Chrome effect heated towel rail.

Rear Entrance Hall

Small hallway with access to bathroom and rear exit door.

Landing

With access to all bedrooms.

Bedroom 1 (16' 0" x 9' 9") or (4.88m x 2.97m)

Spacious double with 2 windows to front & wood effect laminate flooring.

Bedroom 2 (11' 10" x 8' 3") or (3.60m x 2.51m)

Double room with window to rear & wood effect laminate flooring.

Bedroom 3 (8' 10" x 7' 5") or (2.68m x 2.27m)

With window to rear and wood effect laminate flooring.

External

Small enclosed garden to front with path to front door and rear of property.

Low maintenance garden to rear. Outbuilding with electric and attached covered patio area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

B

