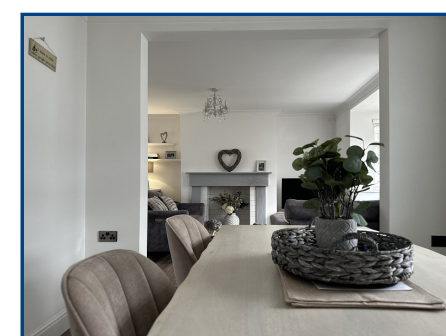
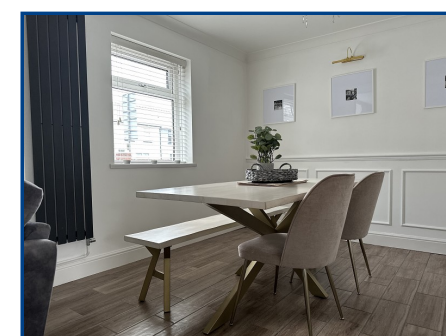
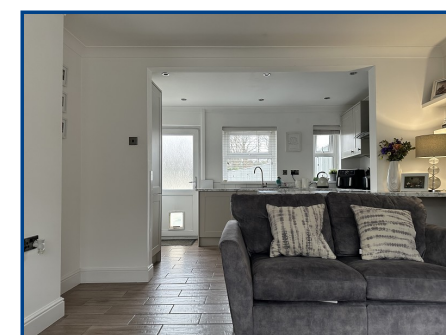
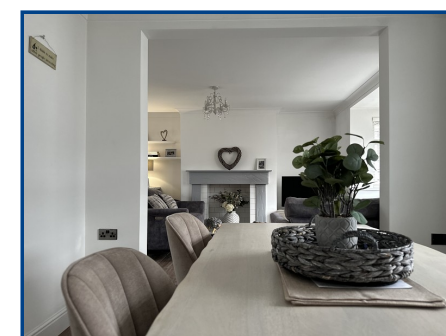


This floorplan is approximate only  
Plan produced using PlanUp.

**Wind Road  
Glanrhyd  
Ystradgynlais  
Swansea.**

**Price £200,000**

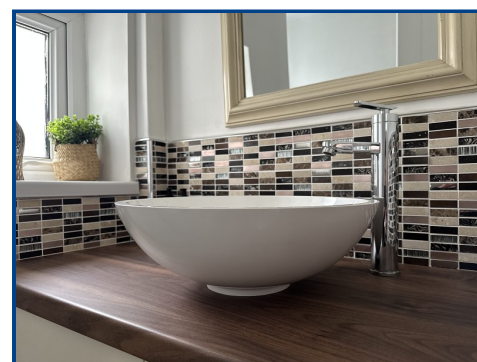


- Recently Refurbished
- Ideal First Time Purchase
- Open-Plan Living
- Downstairs W/C
- Ample Parking
- Landscaped Garden
- Generous Bedrooms
- Perfect Family Home

## General Description

**EPC Rating: D68**

This beautifully modernised home on Wind Road, Ystradgynlais, has been refurbished throughout in recent years. The ground floor features a stylish open-plan kitchen, living, and dining area, with a shaker-style kitchen, breakfast bar, bay window, and panelled walls. A spacious downstairs W.C. adds convenience. The rear garden has been revamped within the last year, now boasting astroturf, decking, Indian-style slabs, and outdoor lighting. Upstairs, there are two double bedrooms, a well-sized third bedroom, and a modern bathroom with floor-to-ceiling metro tiles in a unique colour. The front offers parking for approximately three vehicles. Ystradgynlais provides excellent amenities, schools, and healthcare facilities, with scenic river walks and easy access to the Brecon Beacons. With modern interiors and a prime location, this home is perfect for those seeking both style and convenience.



Viewing: **01639 844 426**

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

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### 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](mailto:surveys@ctf-uk.com).

Tel: **01639 844 426**

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

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



Property Description

Located on Wind Road in the heart of Ystradgynlais, this beautifully modernised home has been thoughtfully refurbished throughout in recent years. The ground floor boasts a stylish open-plan kitchen, living, and dining area, creating a bright and welcoming space ideal for modern family living. The shaker-style kitchen features a breakfast bar, a charming bay window to the front, and panelled walls that add character to the light-filled room. A spacious downstairs W.C. adds to the convenience of the home. The rear garden has undergone an impressive transformation within the past year, now featuring astroturf, decking, and Indian-style slabs complemented by outdoor lighting, making it a perfect setting for relaxing or entertaining. Upstairs, there are two generous double bedrooms, a well-proportioned third bedroom, and a

contemporary bathroom, fully tiled from floor to ceiling in metro tiles with a unique colour that adds a touch of individuality. The front of the property provides ample parking for approximately three vehicles. Ystradgynlais is a vibrant and well-connected community, offering a range of amenities including supermarkets, independent shops, cafes, and pubs. The area benefits from highly regarded schools and is within easy reach of healthcare facilities, including local GP services and larger hospitals in Swansea. Nature lovers will appreciate the beautiful walking trails nearby, including scenic routes along the River Tawe and the stunning Brecon Beacons National Park, just a short drive away. With excellent transport links and a welcoming community, this property offers an ideal blend of modern living and countryside charm.

Hallway

W.C. (5' 6" Max x 5' 3" Max) or (1.68m Max x 1.61m Max)

Dining Room (9' 9" Max x 9' 8" Max) or (2.98m Max x 2.94m Max)

Kitchen/Open Plan Living Room (23' 8" Max x 10' 2" Max) or (7.22m Max x 3.09m Max)

Landing

Bedroom 1 (13' 3" Max x 11' 5" Max) or (4.03m Max x 3.47m Max)

Bedroom 2 (10' 0" Max x 10' 0" Max) or (3.06m Max x 3.05m Max)

Bedroom 3 (9' 2" Max x 7' 1" Max) or (2.79m Max x 2.17m Max)

Bathroom (7' 1" Max x 6' 0" Max) or (2.15m Max x 1.84m Max)

Loft Space

Insulated and boarded.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

