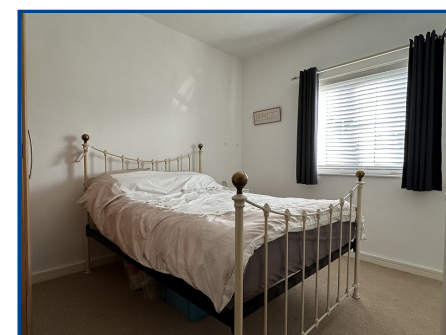




**Maes Y Cribarth
Abercrave
Swansea.**

Price **£300,000**

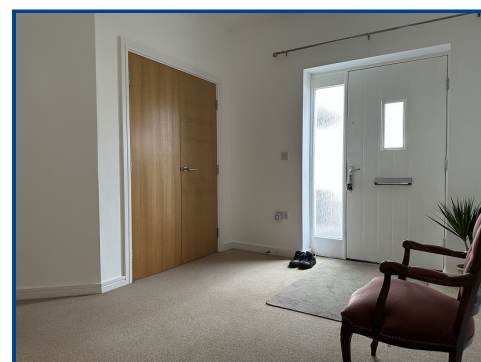
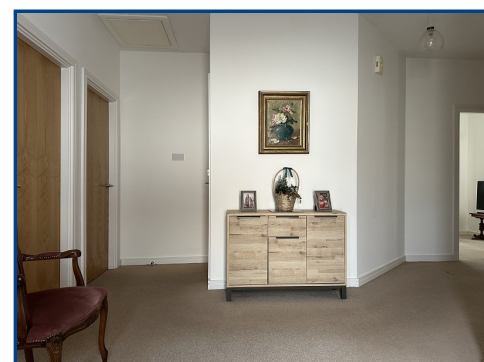


- CONTEMPORARY BUNGALOW
- CUL DE SAC LOCATION
- 3 BEDROOMS, EN SUITE TO BEDROOM 1
- PRETTY ENCLOSED REAR GARDEN
- GARAGE & DRIVEWAY PARKING
- EDGE OF BRECON BEACONS NATIONAL PARK
- COUNTRYSIDE VIEWS

General Description

We are pleased to present this contemporary 3 Bedroom Bungalow ideally located in an exclusive cul de sac location in the village of Abercrave. Situated on the southern edge of the Brecon Beacons National Park. Property is well presented throughout with pretty enclosed rear garden.

EPC Rating: D67



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**

Property Description

Nestled in an exclusive cul-de-sac in the picturesque village of Abercrave, this beautifully presented three-bedroom bungalow offers contemporary living in a sought-after location. The property features a charming enclosed rear garden and benefits from oil-powered underfloor heating throughout, with individual room thermostats for optimal comfort.

A private driveway and garage provide ample parking, while the bungalow's prime position on the southern edge of the Brecon Beacons National Park offers easy access to the stunning Cribarth Mountain, known locally as the Sleeping Giant. The area boasts an array of nearby attractions, including Craig Y Nos Castle and Country Park, Dan Yr Ogof Show Caves, and Henrhyd Waterfalls. The town of Ystradgynlais, offering a range of amenities, is just three miles away.

Entrance Hall

Enter via solid door with glass side panel into spacious hallway with large storage cupboard housing controls for under floor heating.

Living Room (12' 2" x 13' 1") or (3.70m x 4.0m)

With Patio doors to rear and feature fireplace with coal effect electric fire. Telephone point.

Kitchen / Breakfast Room (10' 6" x 22' 4") or (3.20m x 6.80m)

KITCHEN AREA fitted with a range of wall & base units to include integrated electric oven and ceramic hob with extractor hood. Plumbing for American Style Fridge/Freezer. Splash back tiling to walls and Ceramic tiles to floor. Spotlights to ceiling.

DINING AREA

With breakfast bar from kitchen and dining table.

With patio doors to rear and wood effect laminate flooring.

Utility (9' 10" x 7' 10") or (3.0m x 2.40m)

Fitted with a range of units to include stainless steel sink. Space and plumbing for washing machine and tumble dryer. internal door to Garage. Free standing oil boiler. External door and window to rear. Ceramic tiled floor and splash back tiling to wall.

Garage/Workshop (11' 6" x 18' 1") or (3.50m x 5.50m)

With up and over door to front & electrics. And interior door into utility Room.

Bedroom 1 (11' 10" x 11' 2") or (3.60m x 3.40m)

Spacious double with window to front and door into en-suite. Telephone point.

En Suite (7' 9" x 3' 11") or (2.35m x 1.20m)

Fitted with a tiled shower cubicle with shower run off hot water system. WC and wash hand basin. Chrome effect heated towel rail. Splash back tiling to walls and wood effect vinyl flooring. Frosted window to side.

Bedroom 2 (10' 10" x 11' 2") or (3.30m x 3.40m)

Spacious Double with window to front.

Bedroom 3 (7' 10" x 8' 10") or (2.40m x 2.70m)

Used as a twin with window to side.

Shower Room (11' 4" x 7' 7") or (3.45m x 2.30m)

Fitted with a modern suite to include walk in shower, WC and pedestal Wash Basin. Chrome effect heated towel rail and window to Side. Tile effect vinyl flooring.

External To Front

Ample driveway parking and small open plan lawned area. Path to the side of the property leads to gated entrance to Rear Garden,

Rear Garden

Pretty enclosed rear garden. With Woodland to rear, providing privacy. Paved areas, Raised beds with mature shrubs & Oil Tank.

Services

Mains electricity, mains water, mains drainage, oil c/heating underfloor heating

Tenure

Freehold

Council Tax

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