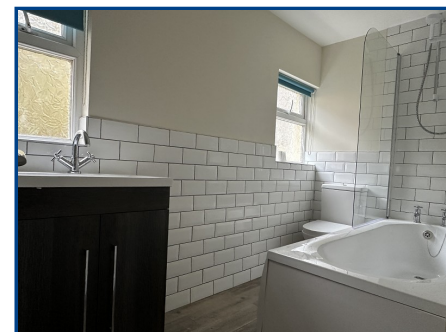
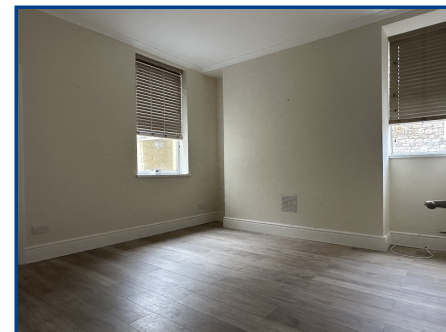


## Heol Gwys Upper Cwmtwrch Swansea.

Price **£160,000**



- SEMI DETACHED HOUSE
- RENOVATED THROUGHOUT
- NEW KITCHEN AND BATHROOM
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- NO ONWARD CHAIN



## General Description

A newly renovated semi detached property located in Upper Cwmtwrch. The property has been fitted with a beautiful brand new Magnet kitchen with integrated appliances under guarantee. Other property features include three bedrooms to the first floor, two reception rooms and modern bathroom to ground floor, oil central heating and double glazing.

**EPC Rating: D62**

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

Tel: **01639 844 426**

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

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



## Heol Gwys, Upper Cwmtwrch, Swansea.

### Property Description

Newly Renovated with new Magnet kitche with integrated appliances. This property is situated in Upper Cwmtwrch a semi-rural village and is in walking distance of 2 family friendly riverside public houses serving food. Many countryside walks near by. Good road links to the Bannau Brycheiniog National Park and the M4 Motorway. Ystradgynlais Town with its many amenities is a 5 min drive away.

### Ground Floor

#### Entrance Hall

Double glazed door to front, laminate flooring, radiator, stairs to first floor.

#### Reception Room 1 (12' 4" x 10' 6") or (3.77m x 3.19m)

Double glazed window to front, radiator, feature fireplace, laminate flooring.

#### Reception Room 2 (13' 1" x 11' 11") or (3.98m x 3.63m)

Double glazed window to side and rear, laminate flooring, radiator.

#### Kitchen (9' 11" x 9' 6") or (3.01m x 2.89m)

Double glazed window and door to side, quarry tiles to floor, range of wall and base units, stainless steel sink, integrated electric oven/grill and extractor, open aspect to under stair storage space.

#### Bathroom (9' 7" x 4' 9") or (2.91m x 1.45m)

Two double glazed frosted windows to rear, tiled floor and part tiled walls, vanity wash hand basin, WC, bath with shower over.

#### First Floor Landing

Double glazed window to rear, loft hatch.

#### Bedroom 1 (13' 9" x 8' 4") or (4.18m x 2.54m)

Double glazed window to front, radiator.

#### Bedroom 2 (9' 7" x 8' 10") or (2.93m x 2.69m)

Double glazed window to rear, radiator.

#### Bedroom 3 (10' 6" x 6' 8") or (3.19m x 2.04m)

Double glazed window to front, radiator.

### External

Gated pedestrian access to front and side, walkway to rear garden laid to lawn. Outbuilding and WC.

### Services

Mains drainage, mains water, mains electricity

### Tenure

Freehold

### Council Tax

B

