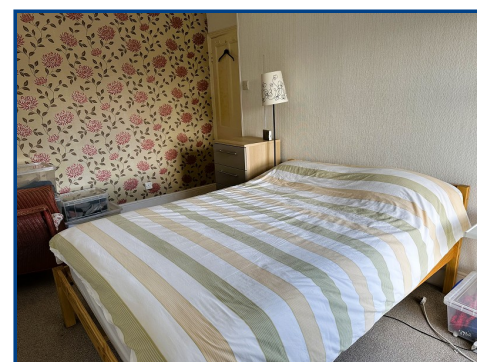
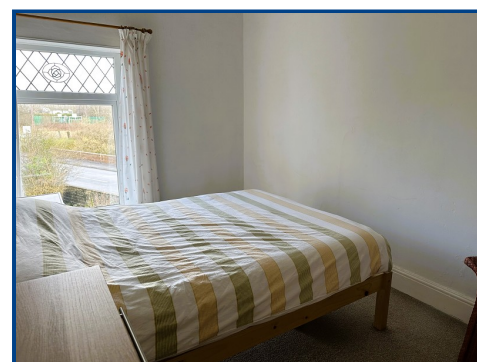
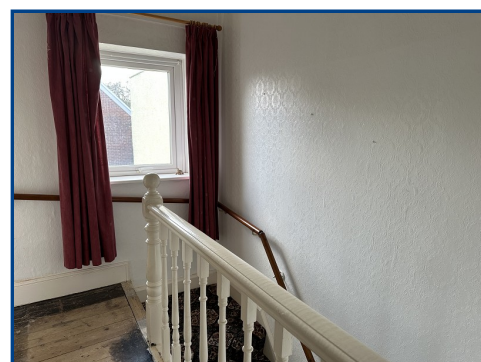
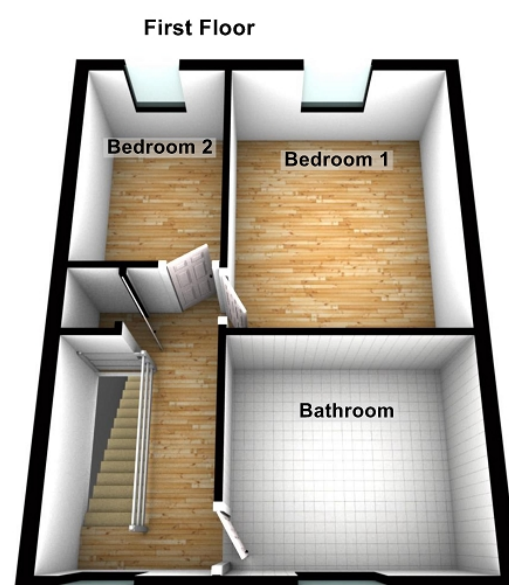


This floorplan is approximate only
Plan produced using PlanUp.



Brynheulog Terrace Ystradowen Cwmllynfell Swansea.

Price **£110,000**



- CHARMING 2 BEDROOM COTTAGE
- NEEDS MODERNISING
- 2 RECEPTION ROOMS
- GARDENS WITH VIEWS
- OFF ROAD PARKING
- OIL CENTRAL HEATING
- NO CHAIN

General Description

A rare opportunity to add your unique style to this charming 2 bedroom cottage in need of modernising. The property has some nice original features which include a curved wall in the hallway and quarry tiles to the floor in some rooms. Situated on a small lane the first property in a terrace of 4. The property benefits from Oil central heating and double glazing. Enclosed Garden to front and side with views of the Black Mountain. Off road parking and small garden on side of lane and small enclosed paved garden to rear.

EPC Rating: F34

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

The property is located on the border between Ystradowen and Cwmllynfell, semi rural villages situated at the foot of the Black Mountain with easy access to beautiful countryside walks. The area has a strong sense of community with Cwmllynfell Welfare hall a stones throw from the property hosting a variety of social, sports and recreational activities. There are Good road links to the M4 Corridor and Bannau Brycheiniog National Park. Ystradgynlais with its many amenities is the nearest town which is less than 4 miles away.

Reception Room 1. (12' 3" x 12' 1") or (3.74m x 3.68m)

Entrance door into reception room with feature fireplace(oil burning coal effect fire

installed many years ago but never used would need to be tested) and under stairs storage cupboard.

Kitchen (10' 5" x 8' 1") or (3.18m x 2.46m)

Double aspect with window to front and side. Fitted with a range of wall & base units. Free standing electric cooker to remain.

Reception Room 2. (12' 10" x 10' 0") or (3.92m x 3.04m)

With feature fire place.

Hallway (6' 6" x 3' 2") or (1.98m x 0.97m)

With entrance door to front of property and stairs to first floor.

Landing

With storage cupboard.

Bedroom 1 (13' 6" x 8' 9") or (4.11m x 2.67m)

With window to front offering mountain views.

Bedroom 2 (10' 10" x 7' 3") or (3.31m x 2.21m)

Room walls taken back to brick.

Bathroom (9' 5" x 8' 6") or (2.88m x 2.59m)

With coloured suite to include, Bath, WC and Wash hand basin.

Airing Cupboard housing hot water tank.

Boiler Room/Storage

Attached to the property but no internal entry. Entrance door from rear courtyard, Houses the oil boiler but also has room for storage.

External

To Rear

Access to the property is along a small lane with a small garden area and parking space to one side. Enclosed courtyard at entrance to property.

To Side and Front

Enclosed garden with views of the Black Mountain laid mainly to lawn with some mature shrubs and fruit bushes. Gate at the bottom of the garden with riverside access.

Tenure

Freehold

Council Tax Band

A

