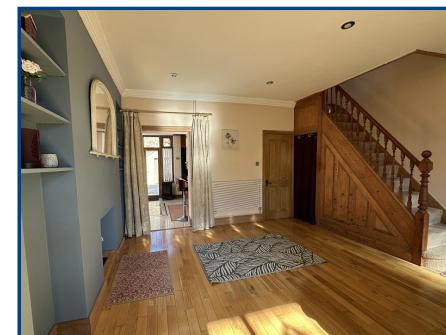


**Derwen Road  
Ystradgynlais  
Swansea.**

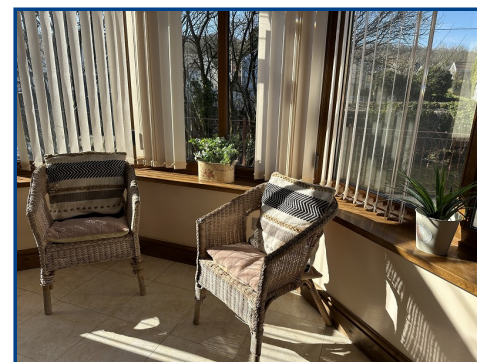
Price **£260,000**



- IDEAL FAMILY HOME
- SEMI OPEN PLAN LIVING ACCOMMODATION
- DELIGHTFUL RIVERSIDE GARDEN
- SHORT WALK TO TOWN CENTRE
- BATHROOM & SHOWER ROOM
- AMPLE OFF ROAD PARKING & GARAGE
- SUMMER HOUSE WITH HOT TUB
- NO CHAIN

**General Description**

DELIGHTFUL RIVERSIDE FAMILY HOME. This 3 bedroom property is well presented throughout with a spacious lounge/diner which leads through to the Kitchen/conservatory providing ample space for family events. The garden overlooks the river Tawe with steps leading down to the river bank and a wooden pergola to enjoy the views. A wooden summer house complete with hot tub and veranda at the bottom of the garden is an ideal chill out area. The paved driveway provides ample off road parking. Storage is plentiful with a double garage & storage shed. Perfectly located at the end of a no through road on the outskirts of Ystradgynlais Town Centre.



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).

## Derwen Road, Ystradgynlais, Swansea.

### Property Description

A MUST VIEW. This well presented 3 bedroom Riverside property on the outskirts of Ystradgynlais Town Centre. Ideal family home with semi open plan living accommodation, ground floor shower room and first floor bathroom. Ample parking and Riverside Garden.

Ystradgynlais is a thriving town situated in south West Powys. The area has excellent schools, parks and green spaces and a close-knit community. The town centre has a selection of individually owned shops, cafes and wine bars and the Welfare Hall offers a varied programme to include live theatre, live music, films and exhibitions.

Good road links to the M4 corridor and Bannau Brycheiniog National Park

### Hall (7' 2" x 3' 8") or (2.18m x 1.12m)

Enter via door to the front into small hallway with wooden flooring and access to Living/ Dining Room

### Living/Dining Room (16' 1" Max x 23' 4") or (4.89m Max x 7.11m)

Spacious room with solid wood flooring, Stairs to first floor, under stairs storage area. Feature inset log effect gas fire. Opening into Sunroom and door into kitchen.

### Kitchen / Sun Room

#### Kitchen (12' 7" x 10' 7") or (3.84m x 3.23m)

Fitted with a range of dark wood effect wall & base units to include an island with sink. Integrated dish washer(not tested) free standing gas range cooker with gas and electric ovens and American style fridge/ freezer. Tiled flooring and splash back tiling to walls.

#### Sun Room (13' 7" Max x 12' 7") or (4.14m Max x 3.84m)

With new insulated tiled roof. Tiled flooring and patio doors to rear garden. Curved window area with river views.

#### Utility Room (6' 11" x 6' 5") or (2.12m x 1.96m)

With belfast style sink, storage cupboards and wall mounted gas combi boiler. Stable entrance door to rear.

## Derwen Road, Ystradgynlais, Swansea.

### Shower Room (6' 11" x 3' 10") or (2.12m x 1.17m)

Fitted with a shower cubicle with shower run from hot water supply, WC and small wash hand basin. Tiled floor and partly tiled walls.

### Landing

With doors to all first floor rooms.

### Bathroom 1 (12' 3" x 8' 4" Min x 10' 6" Max) or (3.73m x 2.55m Min x 3.20m Max)

Double aspect room with window to side and rear. Fitted bedroom furniture to include one wall of wardrobes. Wood effect laminate flooring.

### Bedroom 2 (8' 9" x 12' 11") or (2.66m x 3.94m)

With a range of fitted furniture to include wardrobes and bed surrounds. Wood effect laminate flooring.

### Bedroom 3 (9' 11" x 6' 11") or (3.03m x 2.11m)

With wood effect laminate flooring.

### Bathroom (10' 3" x 9' 9") or (3.12m x 2.96m)

Fitted with a white suite to include free standing roll top bath WC wash hand basin and shower cubicle. Fully tiled walls and wood effect laminate flooring.

### External

Well maintained riverside gardens.

Open paved garden to front.

Double gates to side leading to ample paved off road parking, double garage and garden.

The garden overlooks the river Tawe with a lawned area, raised flower bed and wooden pergola with decking.

Storage shed to rear of house. Wooden summer house to rear with hot tub and veranda.

### Agents Note

NEW COMBI BOILER WITH 10 YEAR GUARANTEE INSTALLED DEC 2024

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

