



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Plasycloed
Cwmgiedd
Ystradgynlais
Swansea.**

Price £385,000

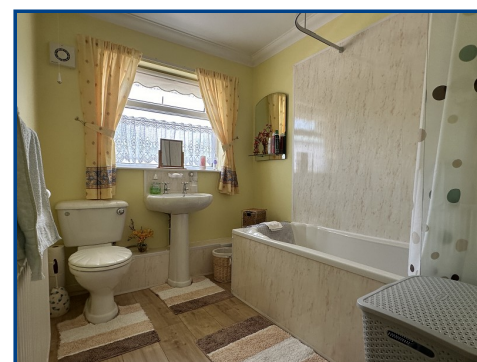
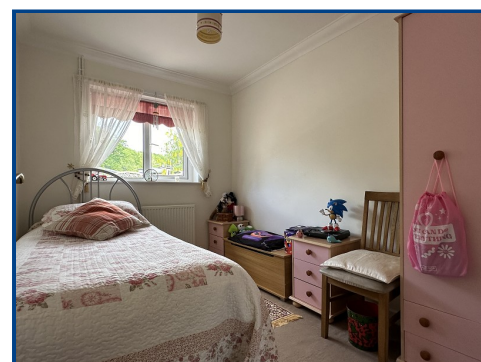
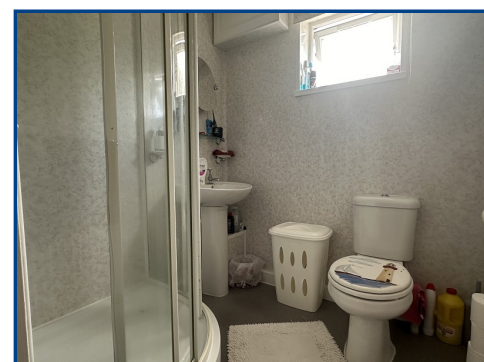


- **4 BEDROOM DETACHED BUNGALOW**
- **BATHROOM, SHOWER ROOM & EN-SUITE**
- **VERSATILE LIVING ACCOMMODATION**
- **WELL MAINTAINED GARDENS**
- **AMPLE OFF ROAD PARKING**
- **WALKING DISTANCE OF TOWN CENTRE**

General Description

EPC Rating: C70

Well presented four Bedroom Bungalow ideally located in the popular hamlet of Cwmgiedd on the outskirts of Ystradgynlais Town. Sitting on a generous flat plot with well maintained gardens & ample parking. The property has a light and airy feel and generous sized rooms. The 4 bedrooms, bathroom, shower room & en suite along with a Kitchen Diner & Lounge make this a versatile property suitable for a family or multi generational living. A must view.



Viewing: **01639 844 426**

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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

Charming four-bedroom bungalow, lovingly maintained by its original owners. Situated on a generous flat plot, this property boasts beautiful lawned gardens adorned with mature trees and plants, creating a tranquil and picturesque setting. With patio areas perfect for outdoor entertaining, Step inside to discover a light and airy living space. The large kitchen, complete with a utility room, offers ample space for culinary adventures and everyday convenience. The bungalow has been thoughtfully adapted to meet modern needs, including the conversion of the garage into a spacious fourth bedroom with an en-suite shower room. Additionally, the property provides ample parking for several cars, adding to its practicality. Located in close proximity to the stunning Brecon Beacons and the famous Sleeping Giant mountain. Families will appreciate the nearby schools and the amenities in the locality. Whether you're relaxing in the pretty garden or enjoying the comfortable, flexible interior, this bungalow offers a unique blend of charm

and practicality. Don't miss the opportunity to make this beautiful property your new home.

Hallway

With cloak cupboard & airing cupboard, Laminate flooring. UPVC door with a double glazed panel and glazed side panels to front.

Lounge (18' 3" Max x 15' 0" Max) or (5.57m Max x 4.57m Max)

With feature fireplace display only and patio doors to front.

Kitchen/Diner (16' 10" Max x 13' 8" Max) or (5.13m Max x 4.16m Max)

Fitted with a range of wall and base units with worktop over & tiled splash back. Tiled flooring,

Utility Room (10' 3" Max x 9' 10" Max) or (3.12m Max x 2.99m Max)

Base units with worktops, stainless steel sink, oil boiler underneath counter, space for fridge freezer, plumbing for washing machine. Tiled splash back,

Lobby

Tiled flooring.

Shower Room (5' 11" Max x 5' 6" Max) or (1.80m Max x 1.68m Max)

Comprising of a three piece suite to including WC, pedestal wash basin & enclosed corner shower cubicle with electric shower & Perspex splash back. Vinyl flooring & , perspex boards to walls.

Bedroom 1 (15' 0" Max x 12' 7" Max) or (4.57m Max x 3.84m Max)

Ceiling light with plaster rose & carpet flooring.

En-Suite

Fitted with WC, hand wash basin & shower cubicle with bi-folding shower screen & electric shower. Perspex boards to walls & tiled flooring

Bedroom 2 (10' 3" Max x 10' 2" Max) or (3.13m Max x 3.10m Max)

Carpet flooring.

Bedroom 3 (10' 3" Max x 7' 3" Max) or (3.12m Max x 2.22m)

Carpet flooring.

Bedroom 4 (10' 2" Max x 10' 9" Max) or (3.09m Max x 3.28m Max)

Laminate flooring.

Bathroom

Comprising of three piece including WC, pedestal wash basin, bath with shower over with perspex splash back, tiled flooring.

External

To the Rear Tarmac driveway and parking area with space for several vehicles. Low maintenance gravel area & patio. To the front a graveled patio with a circular paved feature. To the side a large garden laid mostly to lawn and shrubs, Wooden storage shed/workshop. Green house.

Services

Heating Oil, mains water, main sewerage, main electricity.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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