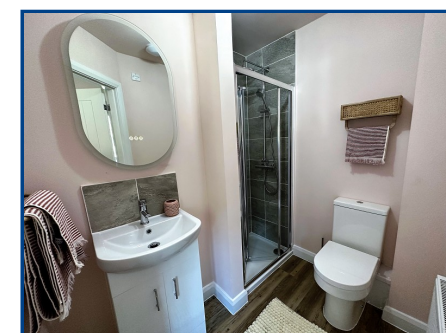


Chartered Surveyor, Valuers,
Estate Agents & Auctioneers

12 Offices Across South Wales

The Deryn Parc Brynygroes Ystradgynlais Swansea.

Price **£300,000**



- RELEASED FOR RESERVATION
- 3 BEDROOM DETACHED PROPERTY
- PHASE 2 OF DEVELOPMENT
- AIR SOURCE HEAT PUMP & UNDER FLOOR HEATING
- SOLAR PANELS
- OFF ROAD PARKING & GARDEN
- COMPLETION DUE AUTUMN 2025
- HIGHLY ENERGY EFFICIENT A RATING EPC

General Description

An opportunity to purchase a new build 3 bedroom detached family home. On an exclusive development in the vibrant town of Ystradgynlais. Built to provide sustainable A rated homes which are as economic to run as possible. With lounge, open plan kitchen/diner, dedicated laundry area, WC & hall to first floor. 3 bedrooms with master en-suite and family bathroom to first floor. The property will have off road parking to the front and an enclosed rear garden. Situated on Phase 2 of the Development.

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.

Tel: **01639 844 426**

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

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

The Deryn, Parc Brynygroes, Ystradgynlais, Swansea.

Property Description

An exclusive development of 110 family homes set at the foothills of the Bannau Brycheiniog National Park in the vibrant town of Ystradgynlais with less than a 10 minute walk to the Town Centre. Links to the surrounding countryside are accessed via public footpaths from the site. Good road links to the M4 Corridor.

Ystradgynlais and the surrounding area has many amenities to include a choice of Welsh or English speaking primary and secondary schools, community hospital, health centre, sports centre, welfare hall and supermarkets. There are also public parks, a nature reserve, many countryside walks and the popular cycle/walking path from Ystradgynlais to Coelbren The town centre has a strong community feel with locally run shops and cafes.

Built by Morgan Homes who are committed to

developing sustainable future proof homes. With A rated EPC, Air source heat pumps, under floor heating and solar panels. The properties have been built using modern methods of construction with high levels of insulation. All properties will be finished to a high standard with a 10 year insurance backed building guarantee.

CTFNEW

Hall (14' 6" x 3' 10") or (4.42m x 1.17m)

With Stairs to first floor and two storage cupboards one under the stairs.

Lounge (12' 0" x 13' 2") or (3.67m x 4.02m)

Kitchen/Diner (21' 3" x 8' 4") or (6.47m x 2.54m)

Fully fitted kitchen with a choice of finishes, appliances to include Ceramic induction hob, single oven, fridge/freezer and full size

dishwasher. Patio doors from dining area leading to garden. 2 large cupboards off the dining area one plumbed for laundry area the other shelved for storage.

W.C. (3' 5" x 5' 2") or (1.05m x 1.57m)

With WC & wash hand basin.

Landing (16' 5" x 3' 5") or (5.00m x 1.04m)

With storage cupboard.

Bedroom 1 (9' 9" x 9' 2") or (2.98m x 2.79m)

With built in storage cupboard.

En Suite (9' 2" x 3' 1") or (2.79m x 0.94m)

With WC, wash hand basin & shower cubicle.

Bedroom 2 (10' 8" x 9' 10") or (3.25m x 2.99m)

With built in storage cupboard.

Bedroom 3 (6' 3" x 9' 10") or (1.91m x 2.99m)

With built in storage cupboard.

Bathroom (7' 0" x 7' 8") or (2.14m x 2.34m)

Fitments to include, vanity wash basin, WC & bath with overhead shower.

External

Open plan to front with private off road parking.

Enclosed rear Garden.

Gardens will be turfed and have textured slabs to patio areas. With feather edged timber fencing.

Agents Note

PHOTOS SHOWN ARE OF THE SHOW HOME

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

