

**Cwmtawe Road  
Penrhos  
Ystradgynlais  
Swansea.**

Price **£155,000**

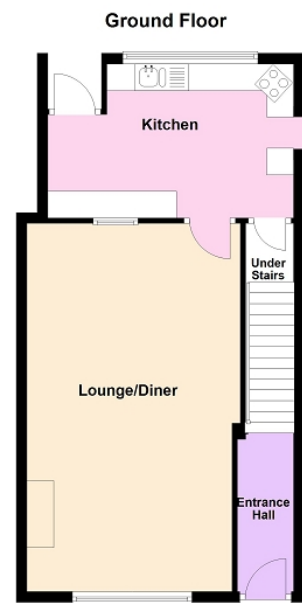


- IDEAL STARTER HOME
- BEDROOM FURNITURE INCLUDED
- ENCLOSED REAR GARDEN WITH VIEWS
- GAS CENTRAL HEATING
- WELL MAINTAINED THROUGHOUT
- NO CHAIN

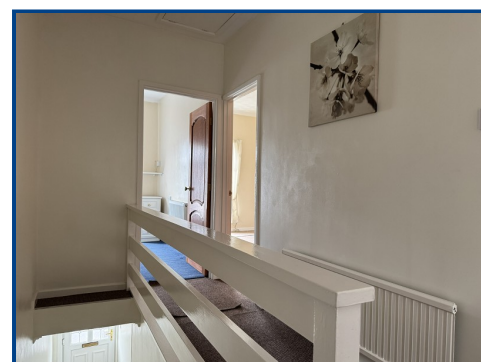
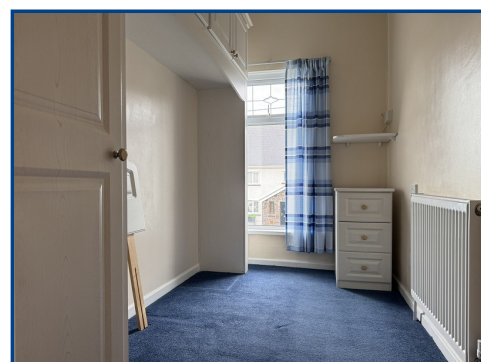
**General Description**

IDEAL FIRST PURCHASE - This property which is well maintained throughout and includes white goods and bedroom furniture would make an ideal starter home. Situated on the popular no through Cwmtawe Road with children's play park accessed through a gate at the back of the property. The property benefits from spacious lounge/diner, kitchen, 3 bedrooms and a first floor bathroom. Conveniently located with Golwg Y Cwm Primary School and a convenience store in walking distance and approximately one mile to Ystradgynlais Town Centre.

**EPC Rating: C69**



For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently. Plan produced using PlanUp.



Viewing: **01639 844 426**

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

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

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



### Property Description

Ideal starter home with white goods and bedroom furniture included. Ideally located in walking distance of a Primary School & convenience store with Ystradgynlais Town Centre a thriving town with a strong community and many amenities approximately one mile away. The area is popular with family's with opportunities for pony trekking, outdoor pursuit and a popular cycle path. There are also 4 primary Schools and 1 Secondary school serving the area. Situated at the beautiful south west corner of Powys at the southern gateway to the Bannau Brycheiniog National park. Good road links via the A4067 to the M4 Corridor.

### Hall

Enter via uPVC door into hallway with stairs to first floor and door into Lounge/Diner

### Lounge/Dining Room (22' 6" x 12' 7") or (6.87m x 3.83m)

Formerly 2 rooms with feature fireplace & electric fire with alcoves and shelves either side.

### Kitchen (15' 0" x 9' 5") or (4.56m x 2.86m)

Fitted with a range of wall & base units to include integrated fridge, free standing freezer, slim line dishwasher & gas cooker. Wood effect vinyl flooring & part tiled walls. Under stairs storage cupboard

### Landing

With access to all first floor rooms and cupboard housing gas combination boiler.

### Bedroom 1 (13' 3" x 9' 9") or (4.05m x 2.98m)

With fitted corner wardrobe and chest of drawers.

### Bedroom 2 (10' 2" x 9' 3") or (3.09m x 2.82m)

With fitted wardrobe to one wall and dressing table.

### Bedroom 3 (5' 7" x 10' 0") or (1.70m x 3.04m)

Single room with over bed wardrobe storage unit & chest of drawers.

### Bathroom (7' 1" x 7' 3") or (2.16m x 2.21m)

Fitted with a champagne coloured suite to include bath with over head shower, WC and Wash hand basin. Partly tiled walls, wood effect vinyl to floor.

### External

To Front

Small enclosed paved garden with access to front door.

To Rear

Long enclosed garden with views laid mainly

to lawn with 2 paved patio areas. Gate at the bottom leading to the children's play area beyond.

Outhouses

3 outhouses - 2 to the rear of the property both with electric and the first housing a WC and the second used as utility.

1 at the bottom of the garden again with electric.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

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