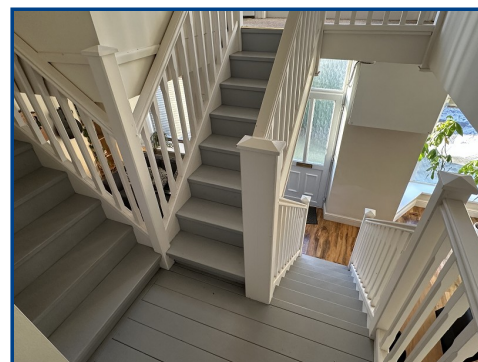




This floorplan is approximate only
Plan produced using PlanUp.



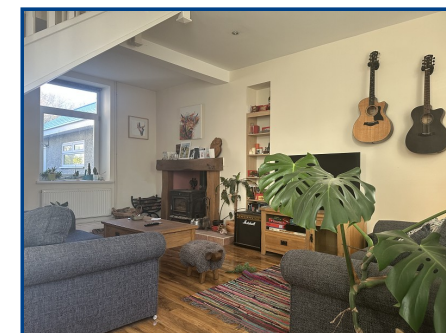
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Alltygrug Road
Ystalyfera
Swansea.**

Price **£270,000**



- Solar Panels
- Ideal Family Home
- Mature Gardens
- Large Kitchen
- Open-Plan Living
- Unique Style Stair Case
- Mountain Views
- Three Double Bedrooms



General Description

A beautifully modernised and extended detached period home with three double bedrooms, including a master with an en-suite. The property features a spacious modern kitchen, open-plan living areas, a conservatory, solar panels, and a log burner.

Outside, there's a landscaped rear garden designed for self-sustained living, with vegetable plots, fruit trees, and a chicken area. A versatile workshop with an electric hook-up offers storage or home office potential.

Set in a stunning location with panoramic valley views, this home perfectly combines charm, practicality, and eco-conscious living.

EPC Rating: D66

Viewing: **01639 844 426**

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

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

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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

This beautifully modernised and extended detached period home blends charm with contemporary living.

Inside, the home is bright and welcoming, with neutral decor throughout. The ground floor boasts open-plan living and dining areas, flowing seamlessly into a spacious modern kitchen/diner and a conservatory, perfect for enjoying garden views year-round.

Eco-conscious features include newly installed gas central heating, uPVC double-glazed windows, solar panels, and a cosy log burner, ensuring comfort and efficiency.

Outside, the property truly excels. The front showcases a mature garden, while gated side access leads to an approximate 6 meter by 3.5 meter versatile workshop equipped with an electric hook-up—ideal for storage or conversion into a home office.

The rear garden is a haven for self-sustained living, offering vegetable plots, fruit trees, and a dedicated area for chickens. Landscaped to include a patio, storage sheds, and a generous lawn, it's the perfect outdoor retreat.

Set in a location boasting panoramic valley views from every angle, this home must be seen to fully appreciate its size, potential, and lifestyle appeal.

Living Room (18' 8" Max x 10' 8" Max) or (5.68m Max x 3.26m Max)

Entered via double glazed door, Double glazed window to front elevation, two single panel radiators, fitted shelving to alcoves, feature oak beam fireplace housing multi burner and a brick hearth an unique three way stairs case.

Dining Room (11' 9" Max x 9' 11" Max) or (3.58m Max x 3.02m Max)

Double glazed window to front elevation, double panelled radiator, alcoves with opening for fireplace with gas connection, understairs storage cupboard.

Kitchen (17' 5" Max x 15' 5") or (5.31m Max x 4.70m)

Modern and fitted with wall and base units, integrated dishwasher, 1½ bowl stainless steel sink and drainer with telescopic wash head, tiled splash back, plumbing for washing machine, extra underneath lighting, spotlights to ceiling, laminate flooring, single panel radiator, double glazed French doors to rear, double glazed door to side elevation, Stoves double cooker with 7 burner and griddle and extractor overhead, fridge and freezer.

Conservatory (10' 11" Max x 10' 10" Max) or (3.34m Max x 3.29m Max)

Landing

Access to storage loft, double glazed window to front elevation, doors to;

Bedroom 1 (15' 5" Max x 12' 0" Max) or (4.71m Max x 3.66m Max)

Double glazed French doors to rear elevation with Juliette balcony, two single panel radiators.

En Suite (8' 5" Max x 5' 1" Max) or (2.57m Max x 1.54m Max)

Three piece suite comprising low level WC, pedestal wash hand basin with tiled splashback, shower cubicle with electric shower overhead, heated towel rail, double glazed frosted window to side elevation, downlighters to ceiling.

Bedroom 2 (9' 7" Max x 9' 6" Max) or (2.92m Max x 2.90m Max)

Double glazed window to front elevation, single panel radiator, triple double wardrobe space.

Bedroom 3 (10' 8" Max x 8' 2" Max) or (3.25m Max x 2.48m Max)

Double glazed window to front elevation, double panelled radiator.

Bathroom (10' 10" Max x 6' 9" Max) or (3.31m Max x 2.05m Max)

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with tiled splashback, single panel radiator, airing cupboard with shelving and single panel radiator, double glazed frosted window to rear elevations.

Work Room (19' 8" Max x 11' 6" Max) or (6.00m Max x 3.50m Max)

With pitch roof storage and electric hook-up.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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