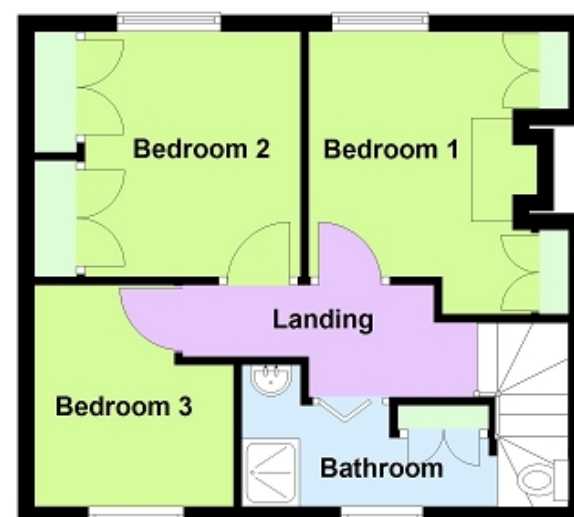


Ground Floor



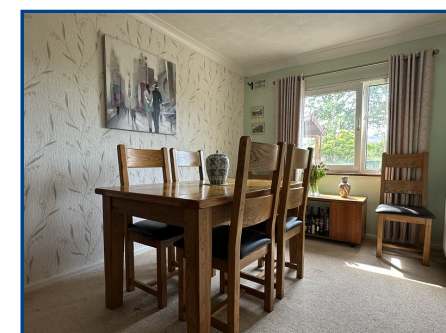
First Floor



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

Gyrnosfa Lower Cwmtwrch Swansea Powys.

Price £145,000



- Great Potential for Open-Plan Living
- Ideal Family Home
- Mountain Views
- Downstairs W.C
- Mature Gardens
- Great First-Time-Buy

General Description

Located in the popular village of Lower Cwmtwrch, this three-bedroom semi-detached home offers great potential for modernisation. The layout includes a lounge, dining room, and kitchen that loop together—ideal for creating an open-plan space. Upstairs are three bedrooms and a family bathroom, with rear views of Darren Mountain. A useful lean-to provides a W.C., utility room, and storage. The mature rear garden enjoys plenty of afternoon sun and has lots of potential. Conveniently located near a Co-op, pharmacy, takeaways, and local schools including Ysgol Golwg y Cwm and Ysgol Gymraeg Ystalyfera Bro Dur. Just a short drive from Ystradgynlais and the A4067 for access to Swansea.



Viewing: **01639 844 426**

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

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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

Situated in the sought-after village of Lower Cwmtwrch, this three-bedroom semi-detached property offers a fantastic opportunity for buyers looking to create a modern, open-plan living space in a peaceful yet well-connected setting. The ground floor features a comfortable lounge with a doorway into the dining room, which flows back into the kitchen—offering excellent potential to open up the layout and create a bright, sociable living area. Upstairs, there are three bedrooms and a family bathroom, with the rear bedrooms enjoying far-reaching views of the stunning Darren Mountain. To the side of the property, a lean-to provides additional practicality, comprising a utility room, a W.C., and a separate storage room.

The mature rear garden is full of potential, benefiting from plenty of afternoon sun—perfect for gardening or outdoor entertaining. Lower Cwmtwrch offers a strong community feel and excellent local amenities. For families, the property is within the catchment for Ysgol Golwg y Cwm primary school and just a short drive from Ystalyfera’s well-regarded Ysgol Gymraeg Ystalyfera Bro Dur comprehensive school. The nearby town of Ystradgynlais provides further facilities, including supermarkets, cafes, a leisure centre, and a health centre. There’s also easy access to Swansea via the A4067, making commuting straightforward.

Hall

- Lounge (12' 7" x 12' 7") or (3.84m x 3.83m)
- Dining Room (12' 7" x 8' 11") or (3.83m x 2.72m)
- Kitchen (12' 10" x 8' 2") or (3.90m x 2.50m)
- Landing
- Bedroom 1 (12' 9" x 10' 3") or (3.89m x 3.13m)
- Bedroom 2 (11' 3" x 8' 1") or (3.43m x 2.47m)
- Bedroom 3 (9' 9" x 8' 8") or (2.98m x 2.64m)
- Bathroom (13' 0" x 6' 4") or (3.96m x 1.94m)
- Lean To (15' 5" x 3' 5") or (4.71m x 1.03m)

- W.C. (4' 0" x 3' 2") or (1.22m x 0.96m)
- Storage Room (3' 11" x 5' 9") or (1.19m x 1.75m)
- Utility Room (8' 0" x 3' 4") or (2.44m x 1.01m)
- Services
Mains electricity, mains water, mains gas, mains drainage
- Tenure
Freehold
- Council Tax
B

