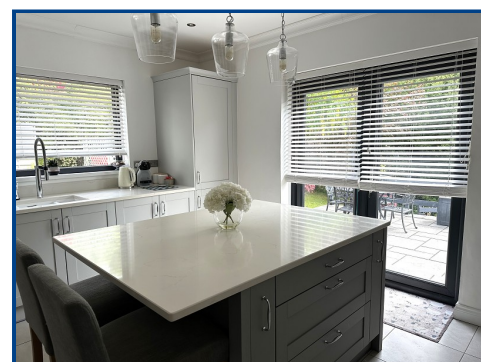
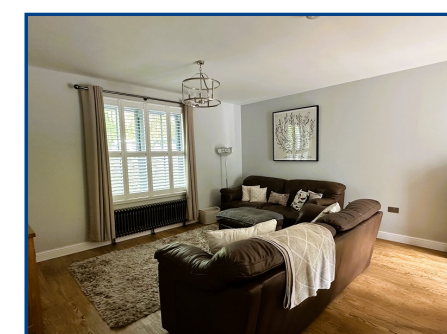




Weavers Road Ystradgynlais Swansea.

Price **£400,000**



- RENOVATED AND EXTENDED TO A HIGH STANDARD
- 4 BEDROOM FAMILY HOME
- IDEALLY LOCATED ON A QUIET STREET
- WALKING DISTANCE OF TOWN CENTRE
- GATED OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- NO CHAIN
- VIEWING ESSENTIAL

General Description

EPC Rating: D67

Viewing is a must to appreciate the location of this beautiful 4 bedroom family home. Renovated and extended by the current owners to an excellent standard with high end fixtures and fittings throughout. Ideally located just a short walk from Ystradgynlais Town Centre on a quiet one way street with woodlands to the front and rear. Property benefits from 2 spacious reception rooms a Sigma fitted Kitchen complete with appliances a ground floor bathroom and first floor bathroom. Well maintained garden to the rear with low maintenance paved area overlooking woodlands and a small stream. Gated off road parking to the side and unallocated parking opposite the property.

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**

Property Description

A MUST VIEW Renovated 4 bedroom family home in walking distance of Ystradgynlais Town Centre. With woodlands to the front and rear and a cycle/walking path at the top of the street this property is ideal for family living. situated on the edge of Ystradgynlais Nature Reserve.

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Hall

Enter via composite door to front of property into hallway with stairs to first floor and Premium Kardean wood effect waterproof flooring.

Reception Room 1. (22' 2" x 12' 2") or (6.76m x 3.72m)

Spacious room and opening into Kitchen. Under stairs storage cupboard & Kardean wood effect waterproof flooring. Double glazed sash window to front.

Reception Room 2. (20' 9" x 15' 0") or (6.32m x 4.56m)

With double patio doors to rear & Kardean wood effect waterproof flooring. 2 Feature radiators. Double glazed sash window to front.

Kitchen (15' 0" x 12' 6") or (4.57m x 3.80m)

Sigma fitted kitchen in a light grey to include Island with electric sockets and wine fridge, integrated Neff fidge/freezer, Bosch slimline dishwasher, Neff induction hob and Neff slide and hide oven. Splash back tiling to walls and Tiled floor. Feature radiator.

Utility Room (6' 10" x 6' 2") or (2.08m x 1.88m)

Fitted with a range of wall & base units and to include free standing washing machine, tumble drier and freezer. Splash back tiling to walls and tiled floor.

Bathroom (7' 10" x 5' 8") or (2.39m x 1.72m)

Fittings include bath with over head shower and fitted unit housing the WC and Wash hand basin. Partly tiled walls and Kardean wood effect waterproof flooring.

Stairs & Landing

With fitted carpet and window on landing. Access to all first floor rooms & loft. Storage cupboard.

Bedroom 1 (15' 1" x 10' 2") or (4.59m x 3.11m)

With double glazed sashed window to front and fitted carpet.

Bedroom 2 (13' 0" x 7' 10") or (3.95m x 2.39m)

With fitted Sigma wardrobes to include power sockets with USB. Fitted Carpet. Double glazed sashed window to front.

Bedroom 3 (15' 2" Max x 10' 3" Max) or (4.63m Max x 3.12m Max)

With window to rear and fitted carpet.

Bedroom 4 (10' 6" x 6' 9") or (3.19m x 2.05m)

With window to front and fitted carpet currently not furnished used for storage.

Shower Room (9' 9" x 5' 9") or (2.96m x 1.76m)

Fitted with an enclosed shower, WC & wash hand basin. Partly tiled walls and tiled flooring. Window to rear.

External

To the Front

Enclosed paved pathway to the front of the property with access to the front door and the rear of the property.

To the Side

Gated parking Area.

To the Rear

Enclosed Garden with large patio area, small lawn area, mature shrubs and trees. Overlooking woodland and a small stream. Garden shed.

There are external electric power points on the driveway, and the rear of the property.

Agents Notes

Thomas Sanderson shutters to the front of the house & all blinds will be included in the sale.

Some light fittings to remain and some are negotiable.

Renovations carried out between 2021 and 2023 with the extension build in 2023/2024. With new electrics, heating system and roof.

The loft is fully boarded and lighted providing ample storage with a pull down ladder.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

