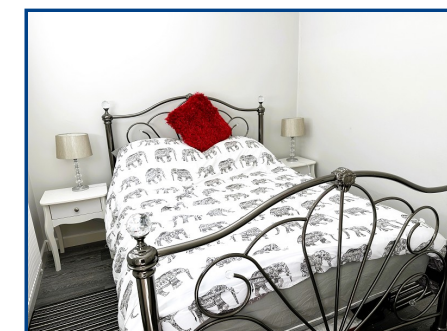
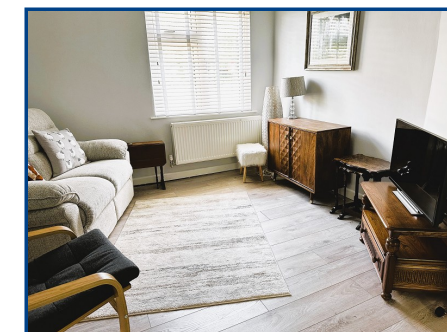
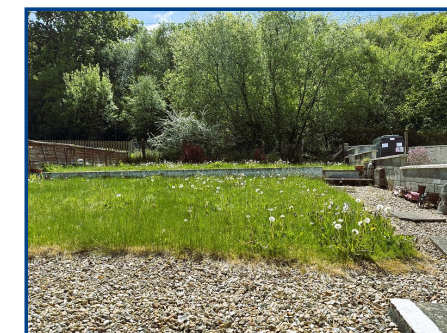


Ground Floor



Brooklands Terrace Abercrave Swansea.

Price **£170,000**

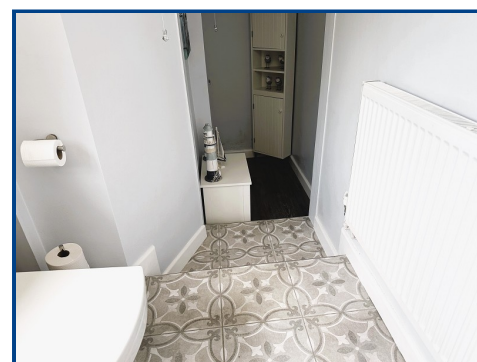
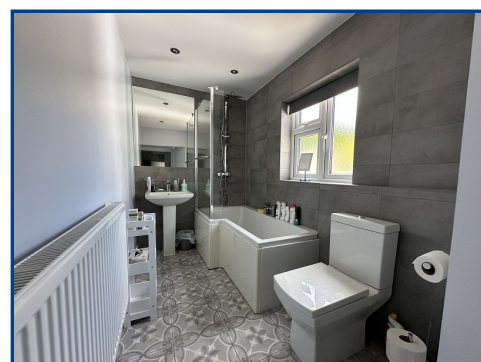


- QUAIN T RENOVATED COTTAGE
- EDGE OF BANNAU BRYCHEINIOW NATIONAL PARK
- OPEN PLAN LOUNGE / KITCHEN
- WOODLAND GARDEN
- NO CHAIN
- 3 BEDROOMS
- ELECTRIC COMBI BOILER

General Description

Quaint cottage renovated to incorporate open plan living area. Situated on the edge of the Bannau Brycheiniog National Park. Neutral deco throughout with a modern kitchen and bathroom. The rear garden has woodland views. The property is located in a row of semi-detached bungalows set off the A4221 between Abercrave and Coelbren. The property would be an ideal first-time-buy or Air B&B / holiday home.

EPC Rating: F29



Viewing: **01639 844 426**

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

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

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Tel: **01639 844 426**

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

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

Property Description

Quaint cottage located on the edge of the Bannau Brycheinion National Park. The Property offers; Hallway, open plan lounge/ kitchen, bathroom & 3 Bedrooms. Rear garden with woodland views.

Property is well presented, and benefits from double glazing throughout. Semi-Rural location, yet a short drive away to the amenities situated in Ystradgynlais town centre. Many tourist attractions near by to include Henrhyd Waterfalls, Craig Y Nos Castle & Dan Yr Ogof Caves. There is also a popular walking/cycle route accessed via the woodland to the rear of the property which goes from Coelbren to Ystradgynlais and beyond. A must view to appreciate the location of this lovely property.

Hallway

Enter via door to side of property, Wood effect laminate flooring flooring, attic entrance.

Open Plan Living Area

Open plan Lounge & Kitchen area accessed via open hallway to side and steps to open rear hallway.

Living Room (11' 0" x 10' 11") or (3.35m x 3.33m)

Window to the front, wood effect laminate flooring.

Kitchen (10' 09" x 8' 07") or (3.28m x 2.62m)

Fitted with a range of wall & base units to include , electric hob & oven. Plumbing for washing machine, integrated fridge and space & door for integrated freezer.

Bedroom 1 (9' 01" x 8' 09") or (2.77m x 2.67m)

Currently used as a storage room. With window to side and wood effect laminate flooring.

Bedroom 2 (8' 11" x 7' 04") or (2.72m x 2.24m)

Currently used as a dining room with window to front and wood effect laminate flooring.

Bedroom 3 (9' 07" x 8' 05") or (2.92m x 2.57m)

With window to rear, wood effect laminate flooring and alcove large enough for a wardrobe.

Rear Entrance Hall (8' 5" x 5' 4") or (2.56m x 1.62m)

Located off the kitchen area with access to bathroom and bedroom 1. Entrance door from rear garden.

Bathroom (14' 10" x 5' 4") or (4.51m x 1.62m)

With window to the side, panelled bath with shower over, hand basin, low-level WC, partially tiled walls, spotlights to the ceiling,

partial tiled & laminated flooring. Small storage area as you enter with steps to the main bathroom.

External

Side, shared access to the rear garden. Enclosed garden with woodland views to rear laid mainly to lawns with , patio area, & loose stone borders. Outbuilding. Rear gate leads to woodland and cycle/ walking route beyond.

Services

Mains drainage, mains water, mains electricity

Tenure

Freehold

