

**Gyrnosfa
Lower Cwmtwrch
Swansea.**

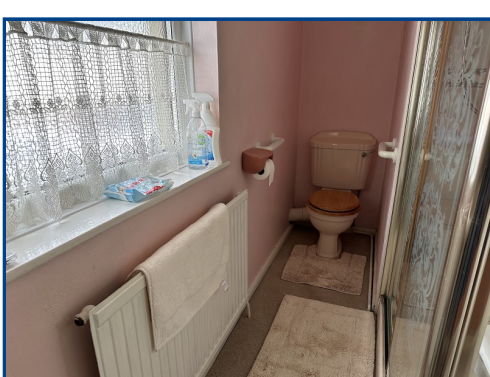
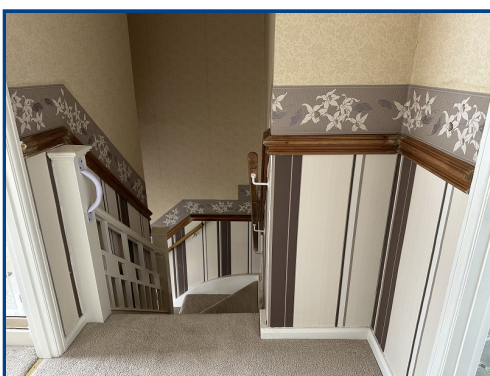
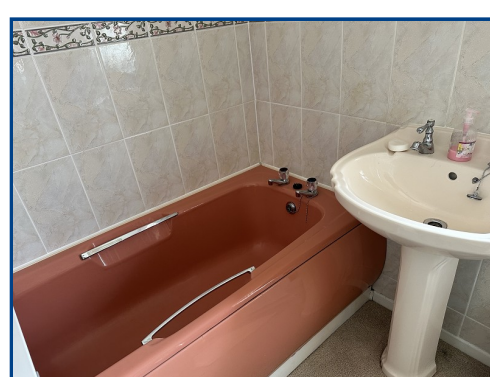
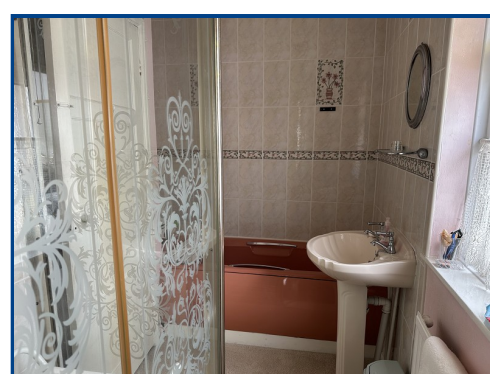
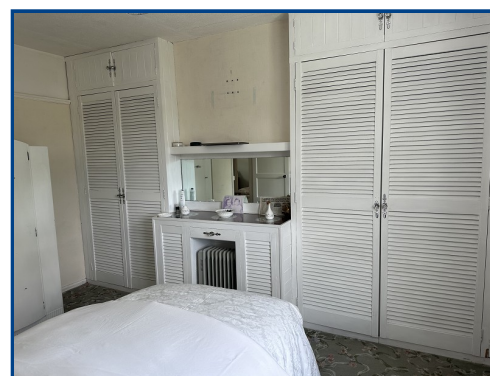
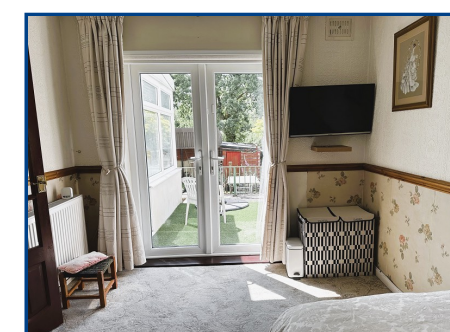
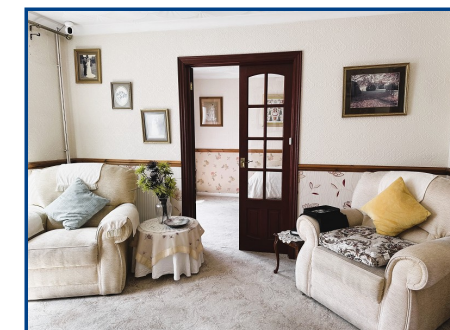
Price **£160,000**



- WELL MAINTAINED FAMILY HOME
- POPULAR RESIDENTIAL AREA
- REAR GARDEN WITH MOUNTAIN VIEWS
- 2 RECEPTION ROOMS & CONSERVATORY
- IDEAL FAMILY HOME
- SCHOOLS IN WALKING DISTANCE

General Description

3 Bedroom Property on the market for the first time owned by the same family for over 50 years. Well maintained with low maintenance gardens to front and rear. The property benefits from lovely mountain and valley views to the rear which can be enjoyed from the well positioned patio area as well as the conservatory and Dining Room. Situated in Lower Cwmtwrch which is very popular with family's in walking distance of 2 primary schools(one welsh speaking), a secondary school, supermarket, family friendly public houses and the local Health Centre. Woodland walks and a popular cycle/walking route are also in close proximity making this property ideal for family living.



Viewing: **01639 844 426**

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Tel: **01639 844 426**

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

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

Gyrnosfa, Lower Cwmtwrch, Swansea.

Property Description

3 Bedroom Property which has been lovingly maintained by the same family for over 50 years. Situated in Lower Cwmtwrch with easy access to the A4067 giving good road links to the Bannau Brycheiniog National park and the M4 Corridor. The nearby town of Ystradgynlais is less than a mile away and offers many amenities to include locally owned shops, cafes and wine bars.

The property itself has a light and airy feel and the versatile ground floor accommodation could be used in many ways. There is also the added benefit of a covered Lean to leading to a WC, Utility Room and Storage Room. The gardens are low maintenance and the rear garden has extensive views. Call us today to view this lovely property.

Hall

Enter via Front door into Hallway with stairs to first floor and storage cupboard.

Lounge (12' 9" x 12' 0") or (3.88m x 3.65m)

With feature fireplace, sliding glass doors into conservatory and double doors into dining room.

Dining Room (12' 3" x 8' 11") or (3.73m x 2.72m)

Currently used as a bedroom with Double doors onto the Patio.

Conservatory (12' 8" x 9' 3") or (3.85m x 2.83m)

With Door onto the patio and self cleaning glass roof.

Kitchen (12' 10" x 8' 2") or (3.92m x 2.50m)

Fitted with a rang of wall & base units with free standing appliances. Side exit door into Lean To.

Lean To (15' 5" x 3' 6") or (4.70m x 1.06m)

With upvc door to front and rear and access to Utility/storage and WC.

W.C. (3' 11" x 3' 2") or (1.20m x 0.96m)

Storage Room (3' 11" x 5' 9") or (1.19m x 1.75m)

Utility Room (8' 0" x 3' 3") or (2.44m x 1.00m)

With electricity and plumbing for washing machine.

Landing

With access to all first floor rooms,

Bedroom 1 (10' 2" x 11' 7") or (3.10m x 3.53m)

Double room currently used as a single with fitted wardrobe to one wall providing ample storage and housing gas combi boiler.

Bedroom 2 (11' 7" x 10' 3") or (3.53m x 3.12m)

Currently used as a twin with fitted wardrobe to one wall.

Bedroom 3 (9' 11" x 8' 8" Max) or (3.02m x 2.64m Max)

L Shaped room currently used as a study.

Bathroom (13' 0" x 6' 4" Max) or (3.96m x 1.94m Max)

With coloured Bath, WC & wash hand basin. Tiled shower cubicle.

External

To the Front

Enclosed low maintenance garden with artifical grass, flower borders and steps leading to the front door. Side door into lean to. Also to the front of the property there is a large pavement used by the residents of the street for off road parking.

To the Rear

Enclosed Garden with mountain views. Split into several areas to include, Patio area with artificial grass, Greenhouse, garden shed, vegetable plot, flower beds & Car Port. The Car port is accessed via a lane to the rear of the property which is currently overgrown.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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