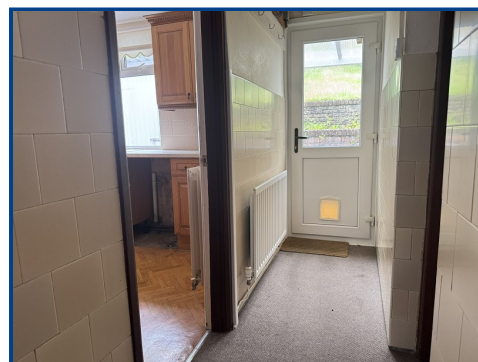
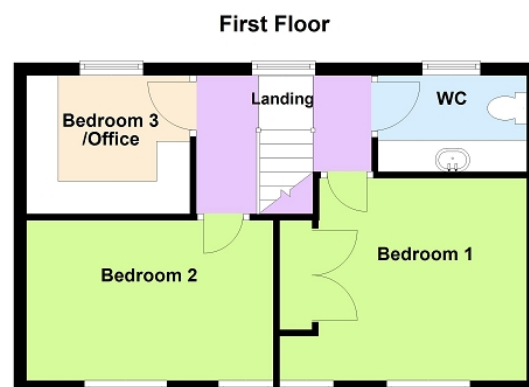


For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.



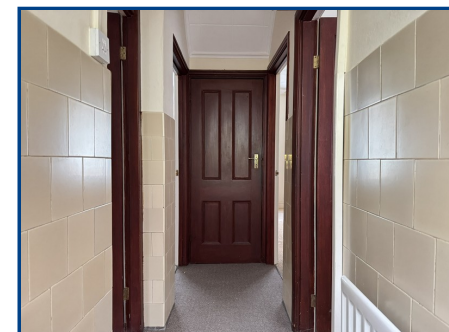
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Glan Yr Ysgol
Ystalyfera
Swansea
City And County of Swansea.**

Price £140,000



- 2 Double Bedrooms & Box Room/Office
- Great Potential
- Large Elevated Garden
- Lovely Views
- In Need Of Modernisation
- Ideal First Time Buy



General Description

PERFECT FOR FIRST TIME BUYERS! Offered with no onward chain, this 3-bedroom semi-detached property presents a fantastic opportunity for buyers looking to put their own stamp on a home. The accommodation includes two spacious reception rooms, a downstairs shower room, and an upstairs W/C. Located in a quiet residential area, this home is ideal for those seeking a project in a peaceful setting. Early viewing is recommended.

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

Offered with no onward chain, this 3-bedroom semi-detached home is full of potential and ideal for buyers looking to modernise a property to their own taste. The accommodation includes two spacious reception rooms, a downstairs shower room, and an upstairs W/C.

Set on a generous plot, the property boasts a large elevated garden with outbuildings, offering stunning open views and plenty of outdoor space for gardening, relaxing, or entertaining.

Conveniently located close to local schools, shops, and amenities, this home also benefits from good road links to the M4 and is just a short drive from the beautiful Brecon Beacons National Park—perfect for outdoor enthusiasts. On-street parking is available.

Located in a quiet residential area and picturesque location, this home is ideal for those seeking a project in a peaceful setting. Early viewing is recommended.

Entrance Hall (5' 6" x 3' 5") or (1.68m x 1.03m)

Reception Room 1. (15' 7" x 10' 9") or (4.76m x 3.27m)

Reception Room 2. (15' 8" x 10' 9") or (4.77m x 3.28m)

Rear Hall (12' 3" x 2' 11") or (3.74m x 0.89m)
With access to under stairs storage cupboard.

Shower Room (7' 11" x 7' 6") or (2.41m x 2.29m)
With Storage.

Kitchen (11' 4" x 7' 11") or (3.45m x 2.41m)
With wall and base units, sink, electric hob and oven.

W.C. (8' 8" x 4' 11") or (2.65m x 1.49m)
Toilet, vanity unit with wash basin, combi boiler.

Bedroom 1 (10' 8" x 12' 6") or (3.26m x 3.81m)
With large fitted wardrobe.

Bedroom 2 (13' 1" x 8' 3") or (3.98m x 2.52m)

Bedroom 3/Office (8' 6" x 7' 2") or (2.59m x 2.18m)
Most recently used as an office space, with a desk and fitted units to accommodate.

Agents Notes

The title extends into the woodland behind the garden and outbuilding via a gate. The front gated access and path between No.2 and No.3 is shared. Parking is on-street. There is no boundary fence between No.2 and No.3.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
C

