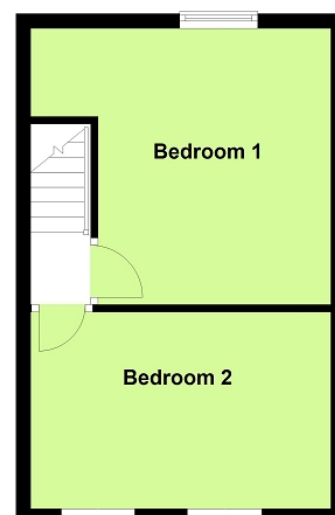


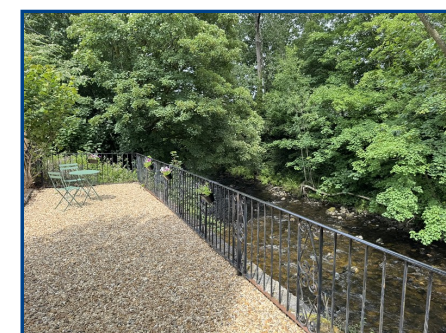
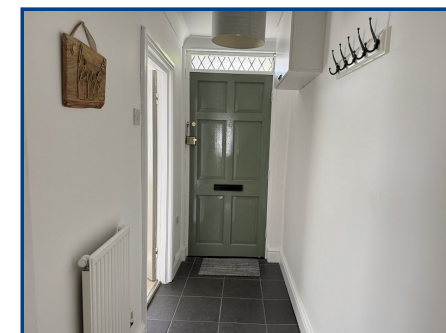
For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.

First Floor



Swan Lane Ystalyfera Swansea City And County of Swansea.

Price **£180,000**



- Stone Fronted Cottage
- River Views
- Renovated Throughout
- Mature Shrubs & Trees
- Good Size Garden
- 2 Double Bedrooms
- No Onward Chain
- Popular Location

General Description

This gorgeous stone-fronted end-of-terrace cottage is full of charm and character, with a modern twist. Inside, you'll find two good-sized double bedrooms, two cosy reception rooms, and a stylish finish throughout. The wooden beams give it that classic cottage feel, while the recent renovations bring it right up to date.



Viewing: **01639 844 426**

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

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

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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.

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Property Description

This gorgeous stone-fronted end-of-terrace cottage is full of charm and character, with a modern twist. Inside, you'll find two good-sized double bedrooms, two cosy reception rooms, and a stylish finish throughout. The wooden beams give it that classic cottage feel, while the recent renovations bring it right up to date. The property benefits from gas central heating, and outside, a flat garden with mature trees and shrubs offers a lovely green space to enjoy. Best of all, the property hosts a seating area overlooking the river—perfect for a morning coffee. It's also in a great spot—just a short walk from local schools, shops, and all the everyday amenities you need. Whether you're a first-time buyer, looking for

a peaceful retreat, or searching for a holiday let or rental investment, this place ticks a lot of boxes. It's full of character, move-in ready, and set in a beautiful, convenient location.

Entrance Hall

Tile flooring, radiator.

Reception Room 1. (9' 5" x 8' 6") or (2.88m x 2.58m)

Radiator, carpet, window to front.

Reception Room 2. (12' 4" x 10' 9") or (3.76m x 3.27m)

Radiator, carpet, stairs to first floor, under stairs cupboard, 2 windows to rear.

Kitchen (9' 4" x 9' 0") or (2.85m x 2.75m)

Gas combination boiler, tile flooring, window to rear and side, wall and base units, integrated oven and hob, extractor fan, sink.

Bathroom (9' 0" x 5' 6") or (2.75m x 1.67m)

Window to front and side, tile flooring, w/c, wash basin, shower bath, radiator.

Stairs & Landing

Carpet.

Bedroom 1 (13' 7" x 12' 5") or (4.15m x 3.78m)

Window to rear, carpet, radiator, loft access.

Bedroom 2 (13' 7" x 8' 6") or (4.14m x 2.58m)

2 windows to front, carpet, radiator.

External

Outbuilding shed, seating area with stone chippings overlooking the river. Lawn and patio areas, with mature trees and shrubs.

Agents Notes

Very Low flood risk from the river. The nearest parking for this property is on Swanfield.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

