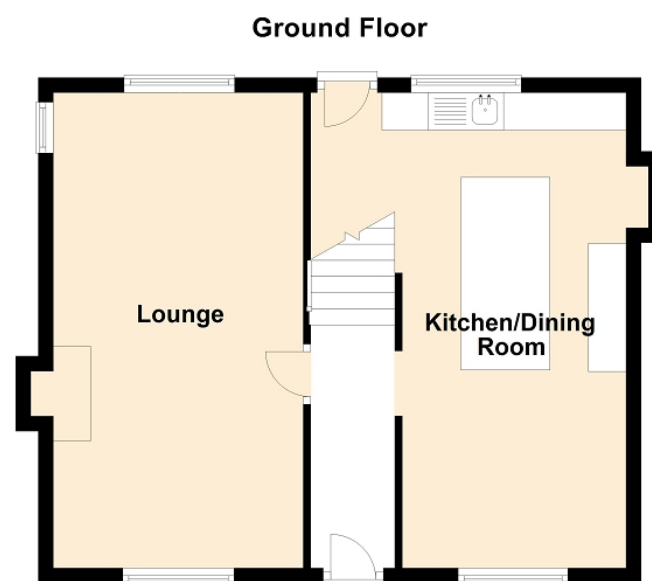
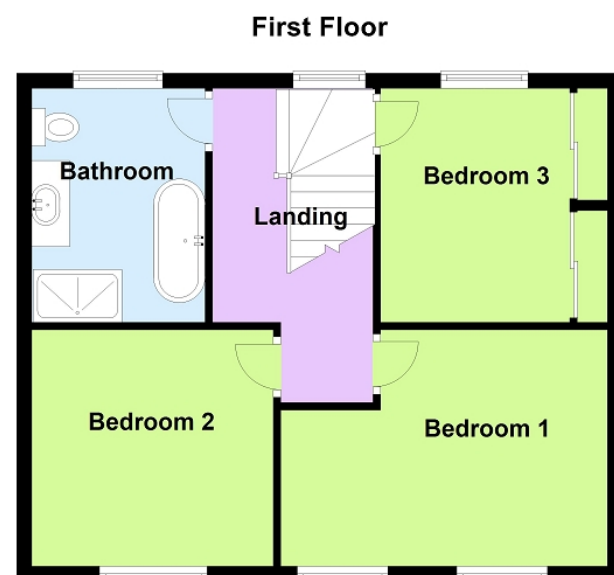




For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.

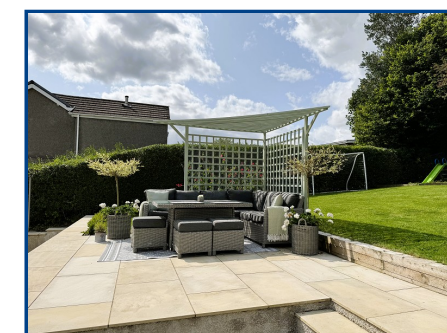
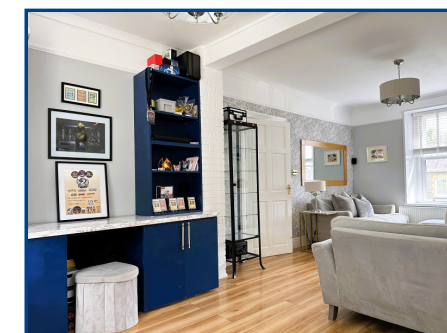
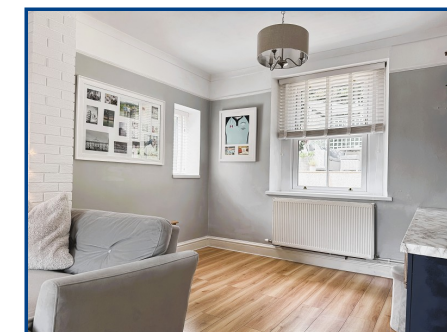
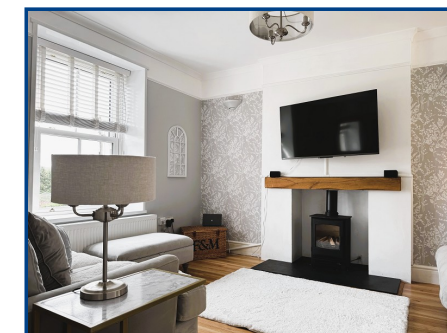


**Cwmphil Road
Lower Cwmtwrch
Swansea.**

Price **£350,000**



- CHARACTER FEATURES
- SASH WINDOWS THROUGHOUT
- LARGE SUN TRAP GARDEN
- 3 DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- CLOSE TO WELSH PRIMARY SCHOOL
- GORGEOUS MOUNTAIN VIEWS
- PERFECT FOR FIRST TIME BUYER OR FAMILY

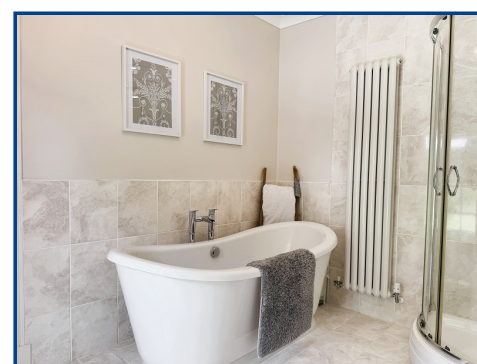
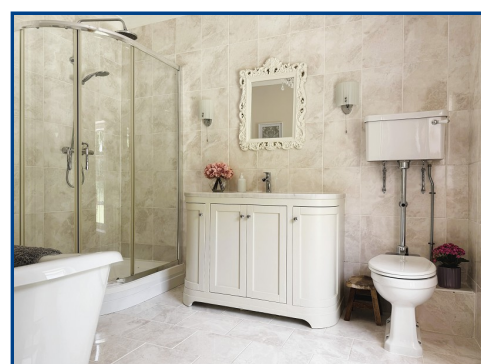


General Description

Presenting this double fronted stone detached house in a suntrap location with gorgeous views. Over 100 years old - This property has been lovingly refurbished by the current owners, preserving it's character, whilst giving it a modern twist! With gorgeous views of the Varteg Mountain, being in close proximity to the Welsh Primary school, shops, woodland walks and rivers, and with plenty of external space to offer - this is a perfect family home.

VIEWING HIGHLY RECOMMENDED!

EPC Rating: E47



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

With wonderful views of the mountains, and in a quiet spot, this is an idyllic location for first time buyers or a family looking to find their forever home, without having to do all the internal work. Purchased 10 years ago by the current owners, this property has been completely renovated from new roof and boiler, to new sash windows and internal wall insulation. Externally, the property boasts views of the Varteg Mountain, with a good size elevated South facing front lawn area, offering space for a small seating area. A large sun trap garden to the rear with a good size patio and elevated lawn and seating area. Easy access to the M4 for commuting, yet based at the foot of the Bannau Brycheiniog National Park. Short walk to the town centre where there are a number of family and dog friendly pubs & restaurants, and easy access to woodland and river walks. A stones throw away from the Welsh Primary School, and walking distance to English and Welsh

medium secondary schools.

Entrance Hall

Wood effect flooring, radiator, fuse box.

Kitchen/Dining Room (20' 6" x 10' 6") or (6.25m x 3.21m)

1/2 glazed stable back door leading to garden. Porcelain floor tiles, tile splash back to sink. Grey base units with a cloak cupboard and pull out pantry. White Quartz work tops and large island with breakfast bar. Integrated dishwasher, fridge & freezer. 2 radiators, sash windows to the rear and front with blinds included.

Lounge (20' 9" x 10' 11") or (6.33m x 3.33m)

Wood effect flooring, sash window to the front, rear and side with blinds included, 2 radiators, wood effect gas fire with slate hearth.

Stairs & Landing

Carpet to stairs, sash window. Loft access hatch with pull-down ladder, loft insulation and lighting.

Bedroom 1 (11' 7" x 15' 2") or (3.52m x 4.63m)

Carpet flooring, radiator, 2 sash windows.

Bedroom 2 (10' 2" x 10' 2") or (3.09m x 3.10m)

Carpet flooring, radiator and sash window.

Bedroom 3 (10' 2" x 11' 3") or (3.10m x 3.42m)

Fitted wardrobes, carpet flooring, radiator, sash window.

Bathroom (10' 0" x 8' 6") or (3.06m x 2.60m)

Tile flooring with tile splash back to bath, sink and shower. Roll top free-standing bath with Laura Ashley stand-alone taps. Enclosed corner shower with rainfall shower head. Laura Ashley Vanity suite, sink with Quartz top, Burlington feature WC, privacy sash window and upright radiator.

External

South facing front lawn area with paved path, and mature plants. Good size patio to rear with large elevated lawn area and seating area with pergola. Secure shed with electricity, workbench plugs and lighting.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D

Directions

Turn up onto Cwmpfil Road, past the chip shop on your left all the way up to where the road bares left. House will be on the bank on your right with the green door.

