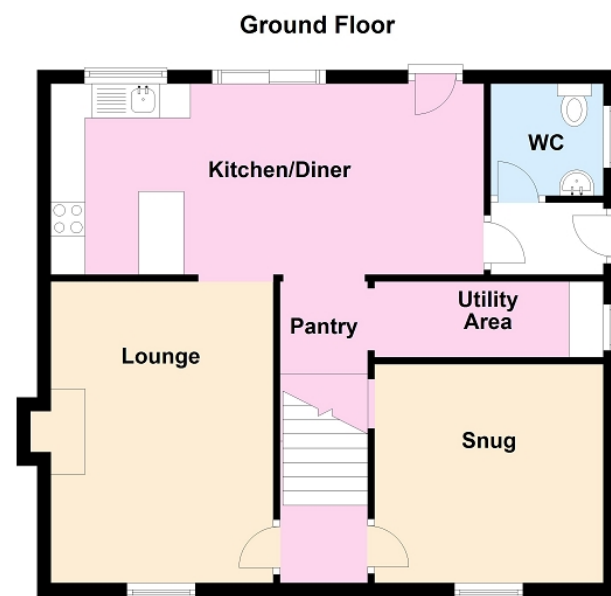
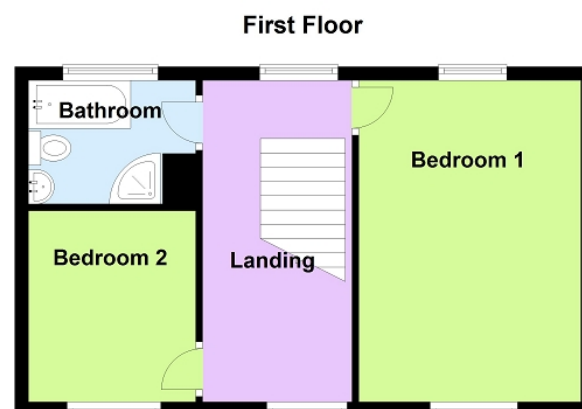




For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.

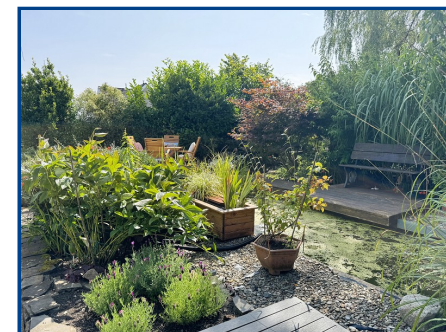
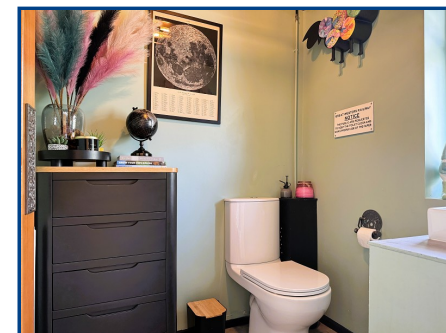


Rhiw Road Rhiwfawr Swansea.

Price **£285,000**



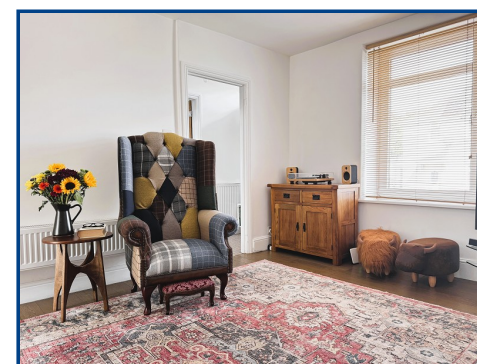
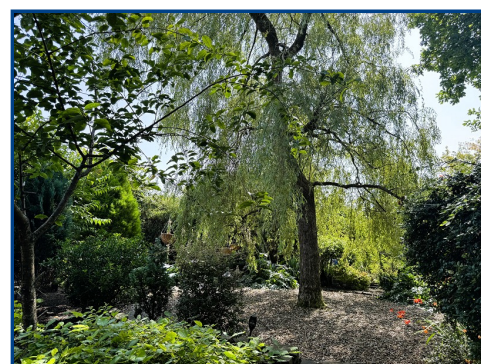
- WELL PRESENTED THROUGHOUT
- MATURE GARDENS
- LARGE VEGETABLE PLOT
- OWNED SOLAR PANELS
- SEMI RURAL LOCATION
- DRIVEWAY PARKING



General Description

Beautifully presented 2-bedroom detached home in the semi-rural village of Rhiwfawr, featuring oil central heating, solar panels, and two reception rooms (one newly renovated). Set in a generous, mature garden with fruit trees, a willow tree, vegetable plots, greenhouse, shed, and pond, plus off-road parking for two vehicles. Perfect for those seeking countryside charm with modern comforts. Solar panels provide electricity and currently the owners receive an average Feed In Tariff of £600 from the National Grid. A MUST VIEW to appreciate the location and the quality of this property.

EPC Rating: D67



Viewing: **01639 844 426**

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

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

Important notice

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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

Discover the perfect balance of modern comfort and country charm in this delightful 2-bedroom detached home, set in the sought-after semi-rural village of Rhiwfawr. Beautifully presented throughout and ready to move straight into, this property combines style, practicality, and an idyllic location.

Inside you'll find two reception rooms, a good size kitchen/diner, an upstairs bathroom, 2 bedrooms, and the added benefit of a downstairs W/C, pantry and utility space. The home is warmed by oil central heating, with the added benefit of solar panels to help keep running costs low. Solar panels provide electricity and currently the owners receive an average Feed In Tariff of £600 from the National Grid.

The solar panel installation is 4KW on a South Facing Roof. It is understood the buyers will continue to receive the Feed In Tariff for another 11 years.

The outside space is where this property truly shines. The large, well-maintained garden bursts with life—featuring mature plants, shrubs, and trees, including a graceful willow and an array of fruit trees. Keen gardeners will love the extensive vegetable plot area, greenhouse, outdoor shed, and tranquil pond.

Tucked away in a friendly, peaceful community, Rhiwfawr offers scenic countryside walks right on your doorstep while still being within easy reach of local

amenities and commuter routes. It's the perfect spot for anyone seeking a quieter pace of life without compromising on convenience.

CTFRP

Hall stairs to First Floor

Front door which is currently not used and has removable book shelf in front. Radiator, wooden stairs to first floor.

Living Room (15' 11" x 10' 08") or (4.85m x 3.25m)

With window to front and fireplace with wood burner. This room does not have a radiator at present as the current owners use the wood burner however all the pipe work is in place to install one. Engineered Oak flooring.

Snug (10' 06" x 11' 0") or (3.20m x 3.35m)

With window to front & radiator. Exposed wooden flooring.

Kitchen/Diner (21' 09" x 9' 02") or (6.63m x 2.79m)

Light spacious room with kitchen to one end. Window Patio doors and door to rear. Radiator.

Kitchen area fitted with a range of modern wall & base units to include integrated electric oven, ceramic induction hob. Splash back tiling to walls and tiling to floor.

Dining area has engineered oak flooring.

Utility Area (10' 07" x 4' 01") or (3.23m x 1.24m)

Located off the dining area The utility area has window to side and plumbing for washing machine. Shelving for storage. Free standing Oil boiler. Tiling to utility area however there is engineered oak flooring on the way in from the dining area to provide continuity.

Rear Entrance Hall (5' 03" x 2' 10") or (1.60m x 0.86m)

With side entrance door, tiled flooring and coat rack.

W.C. (5' 05" x 5' 03") or (1.65m x 1.60m)

Window to side & radiator. Fitted with a Vanity unit with hand basin & WC. Tiled flooring.

Landing

Double aspect landing with window to front & rear. Access to loft.

Bedroom 1 (15' 05" x 10' 08") or (4.70m x 3.25m)

Double aspect with window to front & rear, exposed wooden flooring & radiator. Formerly 2 bedrooms and everything is in place for an easy conversion to two rooms.

Bedroom 2 (9' 02" x 8' 01") or (2.79m x 2.46m)

With window to front & radiator, exposed stone wall and storage area with hanging rails.

Bathroom (9' 02" x 6' 01") or (2.79m x 1.85m)

Modern bathroom suite to include bath, WC, vanity unit & shower cubicle with electric shower. Par tiled walls & tiled floor. Enter via a carpeted storage area with hanging rails and shelving. Window to rear & heated towel rail.

External

To front

Small pretty garden with views across the valley of the black mountains, driveway to side with parking for 2 cars.

To Rear

Well maintained rear garden approx 1/6 acre well designed and planted by the current owners to provide lots of interesting areas, which include; paved area, pond, decking area, gravel area, mature shrubs & trees all linked via pathways.

This leads on to a large vegetable plot with Greenhouse & fruit trees. There is also a large wooden shed of solid construction which could be converted into a garden office.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

