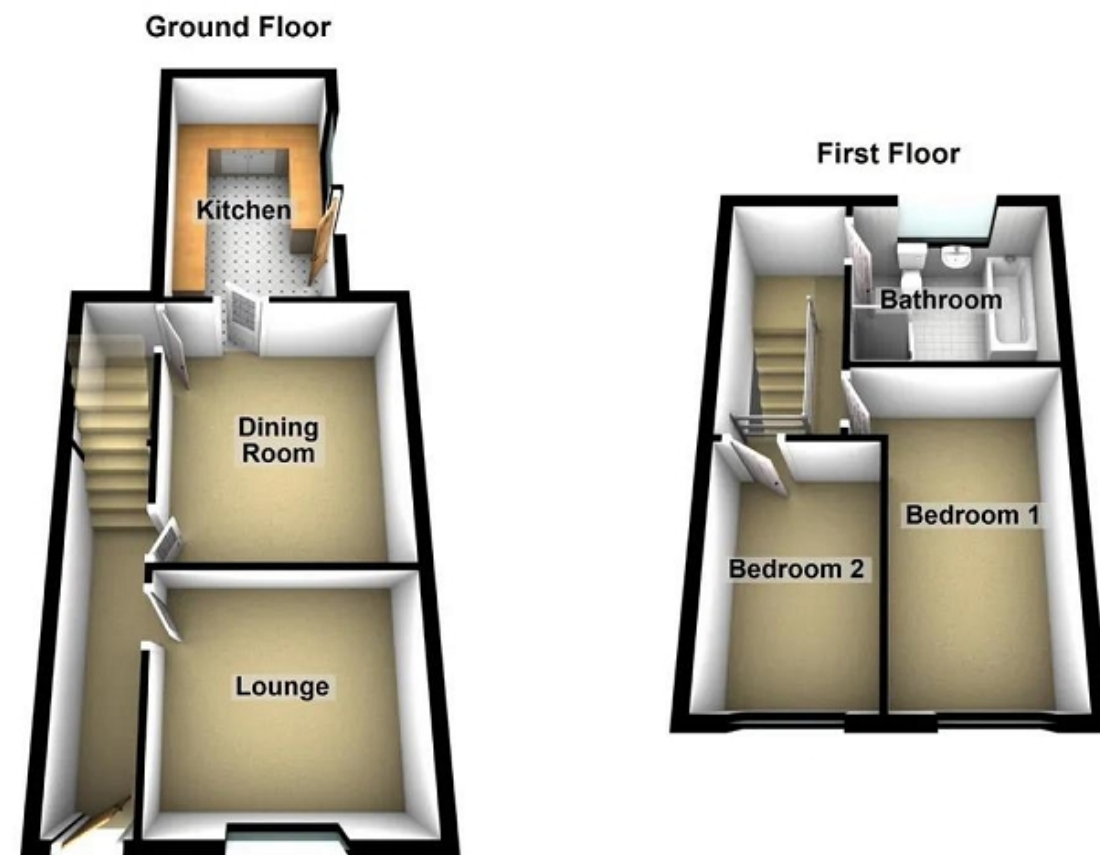




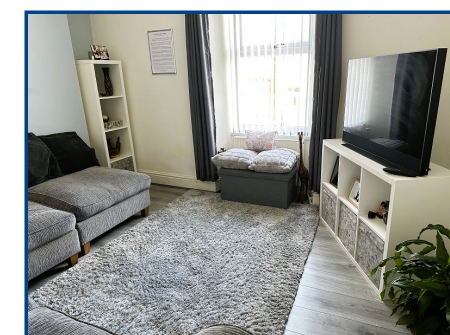
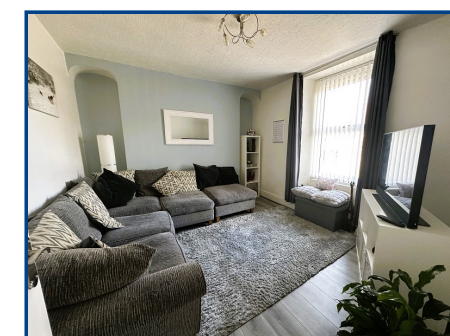
Please Note:- This plan is for illustrative purposes only and is NOT scale
Plan produced using PlanUp.

**Alltygrug Road
Ystalyfera
Swansea.**

Price £130,000



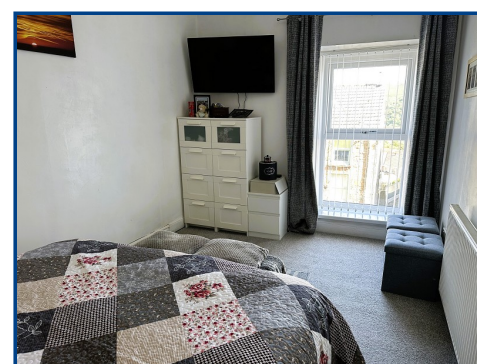
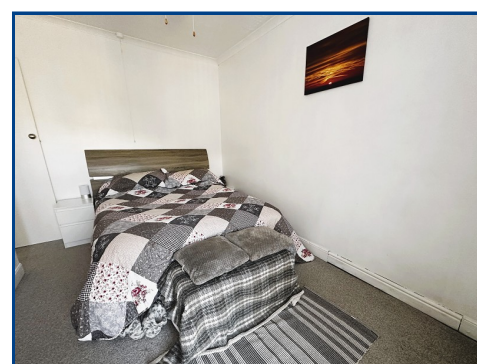
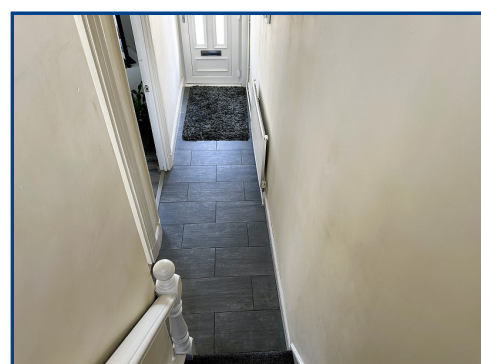
- 2 BEDROOM STONE FRONTED PROPERTY
- 2 RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING TO REAR
- NO CHAIN



General Description

2 Bedroom stone fronted property situated in an elevated position on Alltygrug Road. Property benefits from 2 reception rooms & kitchen to ground floor, 2 bedrooms and a spacious bathroom with bath and shower cubicle to first floor. Elevated garden to rear with patio area and lawns and views across to the Varteg mountain. Parking space to rear accessed via lane.

EPC Rating: D64



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

2 Bedroom stone fronted property situated in an elevated position on Allygrug Road. Property benefits from 2 reception rooms & kitchen to ground floor, 2 bedrooms and a spacious bathroom with bath and shower cubicle to first floor. Elevated garden to rear with patio area and lawns and views across to the Varteg mountain. Parking space to rear accessed via lane.

Located in the village of Ystalyfera which has many amenities to include, supermarket, take aways and public houses. The area also has good access to countryside walks and a popular cycling/walking path along the River Tawe heading towards Pontardawe and beyond. The larger Town of Ystradgynlais is less than 2 miles away. Good road links via the A4067 to the M4 corridor, Swansea City and Bannau Brycheiniog national park.

Hall

Enter via door to front of property into hallway with tiled flooring and carpeted stairs to first floor.

Lounge (11' 5" x 10' 8") or (3.48m x 3.25m)

With window to front and 2 alcoves.

Dining Room (12' 4" x 11' 8") or (3.76m x 3.56m)

With window to rear and 2 alcoves fitted with display cupboards.

Kitchen (13' 5" x 8' 1") or (4.09m x 2.46m)

Fitted with a range of wall & base units with breakfast bar. Integrated electric oven, ceramic hob and extractor hood. Window and door to side. Splash back tiling to walls and vinyl flooring.

Landing

With window to rear and access to loft.

Bedroom 1 (14' 1" x 8' 5") or (4.29m x 2.57m)

With window to front.

Bedroom 2 (10' 10" x 6' 6") or (3.30m x 1.98m)

With window to front. Currently used as a dressing room.

Bathroom (10' 11" x 8' 5") or (3.33m x 2.57m)

Spacious room fitted with a bath, WC, Wash hand basin and shower cubicle with shower run off hot water. Splash back tiling and vinyl flooring. Airing cupboard housing combi boiler.

EXTERNALLY

To the Front

Shared steps leading up to the front of the

property and access to the rear garden. The garden is low maintenance laid to stones.

To the Rear

Small patio area outside back door and steps leading up to elevated rear garden laid mainly to lawn with views across to the the Varteg Mountain.

Off road parking accessed via rear lane.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B

