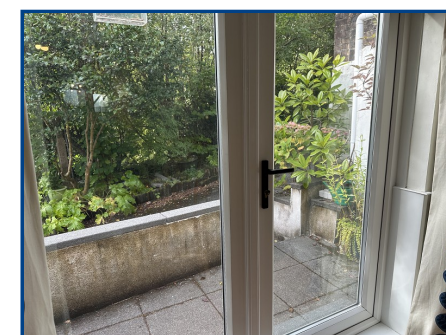




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Heol Gwys
Upper Cwmtwrch
Swansea.**

Price £140,000

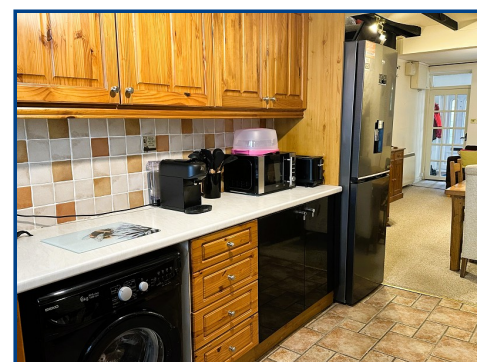
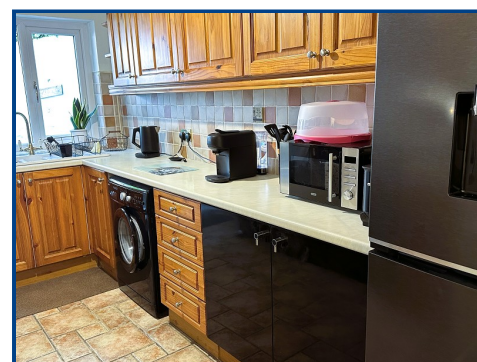
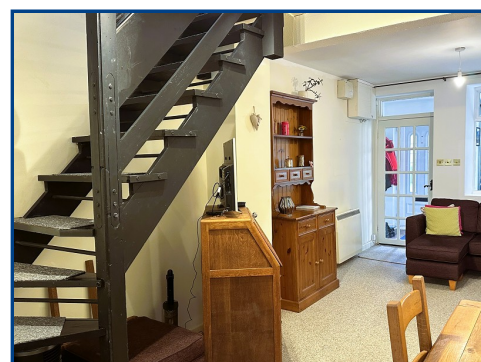


- QUAIN CHARACTER COTTAGE
- NO ONWARD CHAIN
- TIRED GARDEN WITH VIEWS
- 2 DOUBLE BEDROOMS
- WELL APPOINTED SHOWER ROOM
- VIEWINGS FROM 22ND SEPTEMBER

General Description

A must view. This quaint character cottage set off the main road on a small lane with scenic countryside walks accessed from your doorstep.

Enter via sun room with views over the river Twrch into an open plan yet cosy Kitchen/ living area with feature fireplaces, beams to ceiling and open tread stairs. 2 double bedrooms with fitted storage and well appointed shower room to first floor. The elevated garden has been designed to make the most of the valley views with many paved seating areas and mature shrubs and trees.



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.

Heol Gwys, Upper Cwmtwrch, Swansea.

Property Description

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The area boasts many historic and picturesque walks. Good road links to the Black Mountain and the M4 Corridor.

Porch/Sunroom (5' 0" x 11' 7") or (1.52m x 3.53m)

Enter via single door into sun room with double doors to front which open out to make the most of the river side location, tiled floor and door into open plan living room.

Open Plan Living Area

Living/Dining Room (19' 6" x 10' 8") or (5.94m x 3.25m)

With window into sun room, feature fireplace with log burner(currently de-commissioned) second feature fireplace. Beams to ceiling. Open tread Stairs to first floor.

Kitchen (12' 4" x 8' 0") or (3.76m x 2.44m)

Fitted with a range of wall and base units. Tiled splashback to walls and tiled flooring. Window and exit door to rear. Range style cooker to remain.

Landing

With access to all first floor rooms.

Bedroom 1 (9' 8" x 8' 1") or (2.95m x 2.46m)

With window to front and fitted wardrobe to one wall.

Bedroom 2 (8' 1" x 12' 1") or (2.46m x 3.68m)

With window to rear & side. Fitted wardrobe & dressing table. Cupboard housing hot water tank.

External

To Front
Small frontage overlooking the river with access to front door.

To Rear.

Elevated garden split into different areas with many paved/decked patio areas making the most of the valley views. Wooden storage shed and mature shrubs and trees.

Shower Room

Well appointed with fully fitted white storage units, WC, and Vanity sink. Shower enclosure with electric shower. Partly tiled walls and tiled flooring.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

B

