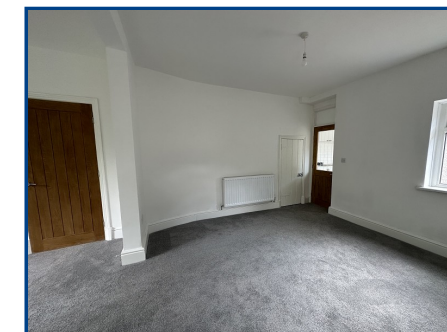




**Neath Road
Ystradgynlais
Swansea.**

Offers In Region Of **£180,000**



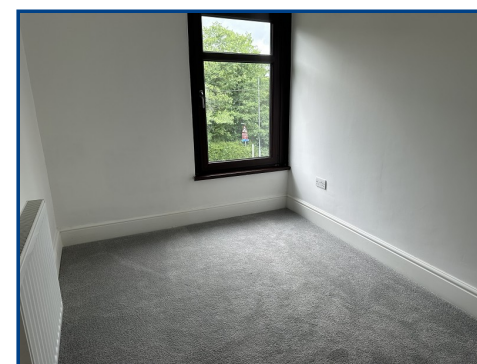
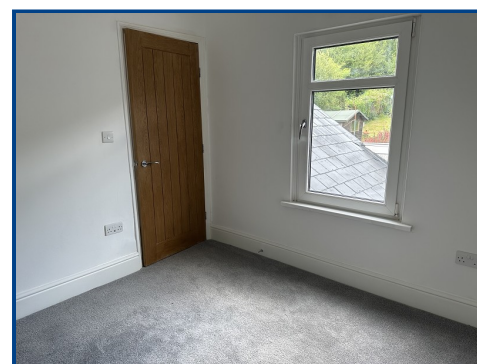
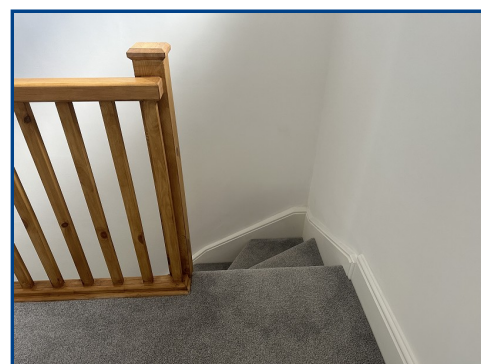
- RE-FURBISHED PROPERTY
- NEW KITCHEN/BATHROOM
- NEW FLOORING THROUGHOUT
- OUTSKIRTS OF YSTRADGYNLAIS TOWN
- MATURE REAR GARDEN
- PARKING ON LANE IN FRONT OF PROPERTY

General Description

EPC Rating: D55

Refurbished to a high standard this 3 bedroom detached property on the outskirts of Ystradgynlais.

With new kitchen, bathroom, internal doors & flooring. Property has a mature garden to the rear. Ample parking on a lane to the front of the property. Popular cycle/walking track situated opposite the property with access to woodland walks, Diamond Park & Nature Reserve.



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.

Neath Road, Ystradgynlais, Swansea.

Property Description

Refurbished to a high standard this 3 bedroom detached property on the outskirts of Ystradgynlais.

With new kitchen, bathroom, internal doors & flooring. Property has a mature garden to the rear. Ample parking on a lane to the front of the property. Spacious double aspect living room, Kitchen & bathroom to ground floor, 3 Bedrooms to first floor. Oil Central Heating.

Ystradgynlais is a popular town in the Swansea Valley with a strong community feel, many amenities including locally run shops and cafes, Schools, Health Centre, Local Hospital & Leisure Centre. Good road links to the M4 Corridor and Bannau Brycheiniog National Park.

Lounge/diner (21' 7" x 11' 6") or (6.59m x 3.50m)

Window to front, rear & side. new fitted carpet, x2 radiators, under stairs cupboard.

Kitchen (11' 4" x 8' 3") or (3.46m x 2.52m)

Fitted with a range of new grey wall & base units to include electric oven, ceramic hob & cooker hood. Splash back tiles to walls and tiled flooring. Window & entrance door to side, radiator and spotlights to ceiling.

Bathroom (8' 5" x 8' 3") or (2.57m x 2.52m)

Fitted with a modern white suite to include bath with over head shower, sink, W.C. cupboard, part tiled walls & tiled flooring. Window to rear, spotlights to ceiling & radiator.

Hall (8' 3" x 3' 5") or (2.52m x 1.03m)

Door to enter property, radiator and stairs to first floor. New fitted carpets.

Neath Road, Ystradgynlais, Swansea.

Landing

Window to rear, radiator and storage cupboard. New fitted carpet.

Bedroom 1 (12' 10" x 8' 1") or (3.92m x 2.47m)

Window to front, radiator and new fitted carpet.

Bedroom 2 (9' 3" x 10' 3") or (2.81m x 3.12m)

Window to rear, radiator and new fitted carpet.

Bedroom 3 (8' 6" x 6' 11") or (2.59m x 2.12m)

Window to front, radiator and new fitted carpet.

External

To The Rear

Enclosed mature garden with shrubs and

trees. Oil tank & Storage Shed.

To the Front

Small garden to front with path to front door and side path to rear of property.

Property is situated off the main road on a small lane which used to be the main road and is now used by the residents for parking.

Agents Notes

This property is in an area with poor mobile phone signal.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

B

