



Ystradgynlais Ystradgynlais Swansea.

Offers Over **£140,000**

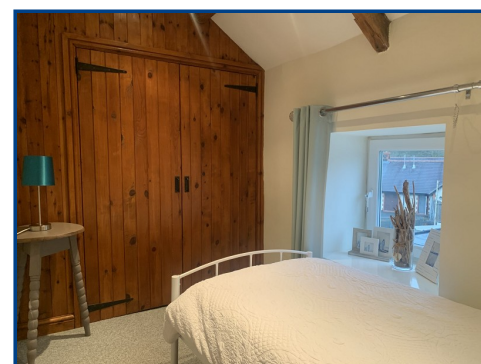


- CHARACTER 2 BEDROOM COTTAGE
- EXPOSED STONEMWORK & BEAMS
- GREAT CONDITION & MAINTAINED TO A HIGH STANDARD
- WALKING DISTANCE OF TOWN CENTRE
- GARAGE AT THE END OF THE TERRACE
- NO CHAIN
- BUSINESS OPPORTUNITY - CURRENTLY USED AS HOLIDAY LET

General Description

EPC Rating: C69

Located just outside of Ystradgynlais town centre, with good road links to the Brecon Beacons. This quaint two bedroom cottage is in great condition, featuring exposed stonework, original beams and excellent carpentry complimenting the cottage features. A cosy log burner in the lounge, a fully equipped kitchen with access in to the rear garden where you will find an enclosed low maintenance garden, which we are told is a sun trap until late afternoon. The property boasts an outbuilding with electricity at the bottom of the garden. A generous single garage creating off road parking for 2 vehicles can be found some 100 yards from the cottage.



Viewing: **01639 844 426**

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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.

Ystradgynlais, Ystradgynlais, Swansea.

Property Description

Ideally located in walking distance of Ystradgynlais which is a vibrant town in the Swansea Valley with a good range of locally owned shops, cafes & cocktail bars. Situated at the southern end of Powys with Good road links via the A4067 to Bannau Brycheiniog National Park and the M4 Corridor. Easy access to many countryside walks. Currently a successful business/holiday let. Property has been maintained to a high standard throughout, with a new boiler, flat roof and chimney/flue.

Porch

Double glazed door to side, double glazed window to front, boot cupboard, quarry tiled flooring.

Lounge/diner (18' 1" x 11' 5") or (5.50m x 3.48m)

Double glazed window to front, quarry tiled flooring, exposed stone wall, multi fuel burner, stairs leading to first floor, step down in to kitchen.

Bathroom (7' 9" x 5' 7") or (2.35m x 1.71m)

Tiled floor and partly tiled walls, respatex ceiling, spotlights, bath with shower over, extractor fan, WC, wash hand basin, cupboard.

Kitchen (10' 3" x 8' 1") or (3.12m x 2.46m)

Double glazed window and door to rear, tiled flooring, radiator, wall and base units, gas hob, electric oven/grill, ceramic sink/drain, space for fridge/freezer, plumbing for washing machine.

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First Floor Landing

Carpet

Bedroom 1 (11' 6" x 8' 11") or (3.50m x 2.71m)

Double glazed window to front, carpet, radiator, over stair storage cupboard.

Bedroom 2 (9' 10" x 6' 2") or (2.99m x 1.89m)

Double glazed window to rear, carpet, radiator, fitted wardrobes.

External

Gated pedestrian access to front, pathway leading to front door, small garden area with chippings.

Patio area and chipping area to rear, fully enclosed garden.

Outbuilding (13' 10" x 11' 6") or (4.21m x 3.50m)

Double glazed window and door to front, electricity.

Garage (12' 0" x 10' 0") or (3.66m x 3.05m)

Located a little further down the road from the property, up and over door to front, shelving.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

