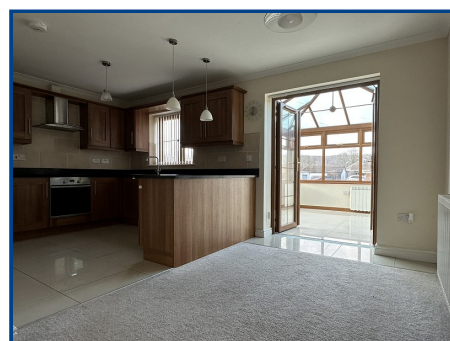


**Astoria Place
Ystradgynlais
Powys.**

Offers Over £200,000



- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM & 2 EN-SUITES
- OPEN PLAN LIVING & CONSERVATORY
- UTILITY ROOM & CLOAKROOM
- OFF ROAD PARKING TO REAR
- EXCELLENT LINKS TO M4 CORRIDOR
- NO UPPER CHAIN



General Description

Introducing this gorgeous Town House situated in a fabulous Town Centre location to Ystradgynlais. Situated over 3 floors with 3 double bedroom 2 of which are En-suite. Open plan living with living area, dining area & kitchen. Low maintenance gardens. Off road parking to rear Ready to move into with NO CHAIN.

EPC Rating: C74

Astoria Place, Ystradgynlais, Powys.

Property Description

Situated in the bustling Welsh Town of Ystradgynlais, this property offers opportunity to professionals, first time buyers, or a family with a teenager who would appreciate their own space! 3 bedrooms, two with en-suites, family bathroom, downstairs W.C. open plan living kitchen dining room lounge and conservatory. Low maintenance gardens with parking to the rear of the property. NO CHAIN.

Entrance Hall

Enter to the front of the property via a double glazed door, tiled hallway, radiator and stairs to first floor.

Cloak Room (4' 10" x 3' 5") or (1.48m x 1.05m)

W.C. corner sink, radiator, privacy window to front of property, fuse box.

Utility Room (4' 3" x 6' 9") or (1.30m x 2.06m)

Tile floor, work top, window to side of property, boiler.

Kitchen/Diner (9' 6" x 16' 10") or (2.90m x 5.13m)

Open plan kitchen diner into lounge area with wall and base kitchen units, 1 1/2 bowl sink and drainer, integrated hob with extractor fan, integrated fridge freezer, dishwasher and double glazed window to rear. Dining area with radiator and fitted carpet.

Lounge (12' 9" x 9' 5") or (3.88m x 2.87m)

Double glazed window to front, fitted carpet, radiator and electric wall mounted fire.

Conservatory (10' 6" x 8' 9") or (3.21m x 2.67m)

Double glazed French doors into conservatory, with tiled floors, surround windows, electric radiator, access via French doors onto outdoor patio area.

Landing

Fitted carpet floor, radiator and stairs leading to 2nd floor.

Bedroom 1 (11' 4" Max x 16' 10" Max) or (3.46m Max x 5.12m Max)

Two double windows to rear, 2 radiators and fitted carpet.

En Suite

Low level WC, wash hand sink and vanity unit, corner shower cubicle, radiator and double glazed obscured window to rear.

Bedroom 2 (11' 3" x 9' 9") or (3.42m x 2.96m)

Fitted carpet, double glazed window to front and radiator.

Bathroom (6' 0" x 6' 10") or (1.82m x 2.08m)

Low level WC, wash hand basin and vanity storage. Double glazed window to the front, tile effect flooring and heated towel rail.

Landing (2nd)

Bedroom 3 (12' 6" x 9' 10" Max) or (3.82m x 3.0m Max)

Accessed via second floor stairs onto landing with velux window to front of property. Enter into bedroom to carpet flooring, Velux window to front of property, Velux windows to the rear, into en-suite with velux window to rear, tile effect flooring, sink vanity unit with tile splash back, W.C. corner shower cubicle with tile surround.

En Suite

Low level WC, wash hand basin and vanity unit with tiled splash back. Double glazed window to rear, tile effect flooring, corner shower cubicle with tile surround.

External

To the front - pedestrian gate access from Brecon Road into court yard area, paved patio and gravel, side access via gate to rear of property, paved patio area to rear with gravel area, access to parking at rear of property via pedestrian gate.

Broadband and Mobile phone

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



For illustrative purposes only. Not to scale. Measurements and details are approximate. Buyers should verify all details independently. Prepared using Floorplan



Important notice

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Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.