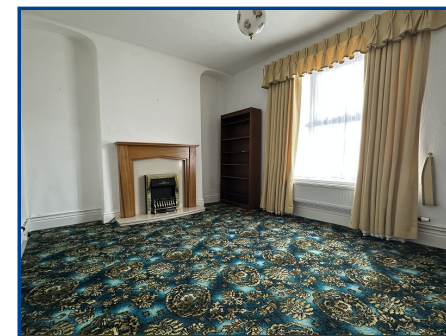




For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.  
Plan produced using PlanUp.

**Brecon Road  
Ystradgynlais  
Powys.**

Price **£240,000**



- NO CHAIN
- Detached garage plus off-road parking
- Single-storey extension with kitchen and breakfast Room
- Spacious rear garden, mostly flat and laid to lawn
- Ideal Family Home
- Easy access to Swansea, the M4, and the Brecon Beacons
- Traditional Charm
- Sought After Location

**General Description**

Located on Brecon Road, Ystradgynlais, this three-bedroom semi-detached property offers great potential with the benefit of a detached garage and a single-storey extension housing a kitchen and breakfast room. Inside are two reception rooms with what are believed to be original features such as covings and ceiling roses, three bedrooms (two with fitted wardrobes) and a four-piece bathroom. The rear garden is a fantastic size, mainly flat and laid to lawn. Conveniently situated close to Ystradgynlais town centre, local schools, shops and leisure facilities, with the Brecon Beacons and Swansea within easy reach, this is a superb family home or investment.



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](mailto:surveys@ctf-uk.com).

## Brecon Road, Ystradgynlais, Powys.

### Property Description

Situated on Brecon Road in the popular town of Ystradgynlais, this characterful three-bedroom semi-detached property offers a superb balance of traditional charm and potential for improvement. The home features a detached garage and a thoughtfully designed single-storey extension, which houses a spacious kitchen and breakfast room – perfect for family dining or entertaining. Two inviting reception rooms showcase what are believed to be original period details, including elegant covings and ceiling roses, enhancing the property's charm and individuality. Upstairs, there are three well-proportioned bedrooms, two complete with fitted wardrobes, alongside a four-piece

family bathroom. To the rear, the impressive garden is a highlight – mostly flat, laid to lawn, and offering plenty of room for relaxation, play, or gardening.

This property is perfectly placed for family life, being within easy reach of local primary and secondary schools, healthcare facilities, and a variety of shops, supermarkets, and cafes in the town centre. Ystradgynlais also boasts a strong sense of community with leisure centres, sports clubs, and regular local events. For nature lovers, riverside walks along the River Tawe and access to the Brecon Beacons National Park are close at hand, providing endless opportunities for hiking, cycling, and outdoor exploration. Excellent transport links make Swansea and the M4 corridor easily

accessible, offering the best of both town convenience and countryside living.

**Hall (13' 5" x 3' 5") or (4.10m x 1.03m)**

**Dining Room (14' 1" x 10' 6") or (4.30m x 3.20m)**

**Living Room (13' 5" x 12' 10") or (4.10m x 3.91m)**

**Kitchen / Breakfast Room (17' 7" x 8' 11") or (5.37m x 2.72m)**

**Landing (14' 2" x 5' 3") or (4.33m x 1.60m)**

**Bedroom 1 (13' 3" x 9' 2") or (4.05m x 2.79m)**

**Bedroom 2 (10' 0" x 7' 7") or (3.05m x 2.31m)**

**Bedroom 3 (10' 10" x 10' 3") or (3.31m x 3.13m)**

**Bathroom (9' 3" x 7' 3") or (2.81m x 2.21m)**

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Freehold

### Council Tax

B

