



Selling with us

Property Details Approval Form

43 New Road,
Ystradowen, Swansea, West
Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Let's get your property sold!

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details **approval form**

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Price

offers in excess of £325,000

Tenure: Freehold

Key Features

- Beautifully Presented Three Bedroom Family Home
- Two Reception Rooms
- Multi Fuel Burner
- Modern Throughout
- Large Rear Garden
- Outhouse
- Driveway
- EPC Rating: D

Short Description

A must view. This detached family home has been fully refurbished to a high standard whilst retaining plenty of charm. Well-presented inside and out this property is a delight to behold

Long Description

This beautiful detached three-bedroom family home has been fully refurbished to a high standard whilst retaining plenty of charm. Well-presented inside and out this property is a delight to behold.

Upon entering the property, you are greeted with a beautiful living/dining room, spacious and light. also, on the ground floor there is a beautiful snug room which comprises a unique multi fuel burner.

The family bathroom which is also situated on the ground floor is spectacular and modern, the kitchen is located perfectly overlooking the fabulous rear garden. And not forgetting the all-important utility room

Upstairs you will find Three generous sized double bedrooms & modern shower room

The property has oil central heating with a cosy multi fuel burner in the sitting room. Large garden to the rear which has been well designed with a large lawn, patio areas and a Summer House with decking perfect for family gatherings. There is also a vegetable plot, fruit trees, outbuildings and ample off-road parking.

Directions

Property details **approval form**

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Agent Note

Property details **approval form**

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Room Description

Porch/Hallway

Living Room/Dining Room

18' 8" x 9' 6" (5.69m x 2.90m)

Lounge/Snug

12' 10" x 9' 6" (3.91m x 2.90m)

Kitchen

9' 10" x 7' 7" (3.00m x 2.31m)

Utility Room

7' 7" x 6' 3" (2.31m x 1.91m)

Bathroom

5' 9" x 9' 5" (1.75m x 2.87m)

Landing

Bedroom One

12' 10" x 9' 10" (3.91m x 3.00m)

Bedroom Two

10' 10" x 8' 10" (3.30m x 2.69m)

Bedroom Three

9' 6" x 7' 7" (2.90m x 2.31m)

Outbuilding

9' 2" x 5' 11" (2.79m x 1.80m)

Property details **approval form**

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Room Description

Property details **approval form**

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Room Description

Property details approval form

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026 Property Ref and Version: MTN305798 - 0001

Property Images



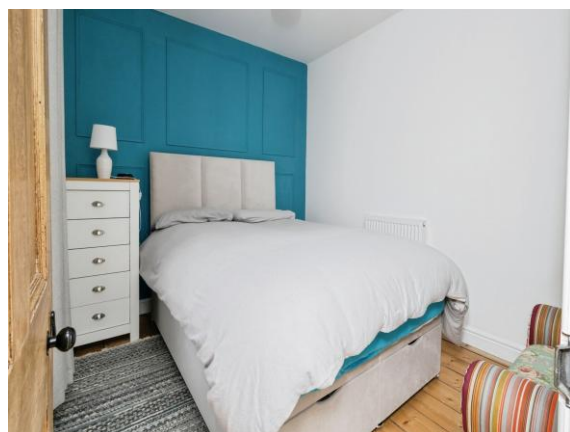
Property details approval form

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Property Images



Property details **approval form**

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Property Images



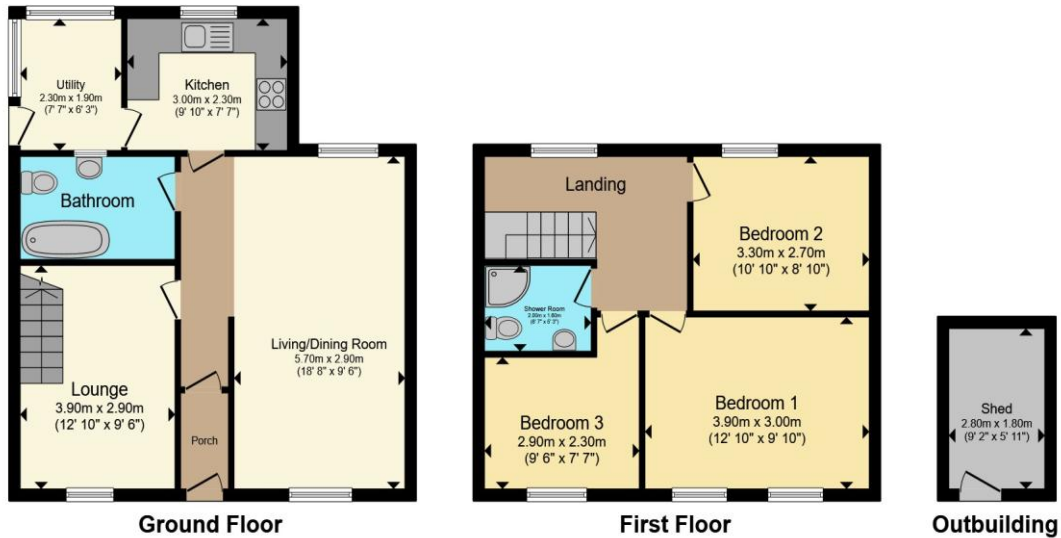
Property details approval form

43 New Road, Ystradowen, Swansea, West Glamorgan, SA9 2YY

Date: 03 April 2026

Property Ref and Version: MTN305798 - 0001

Floor Plan



Total floor area 100.6 m² (1,082 sq.ft.) approx

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.propertybox.io



Approval

Signature

Date

Nicky Price		
Mrs W. Lane		