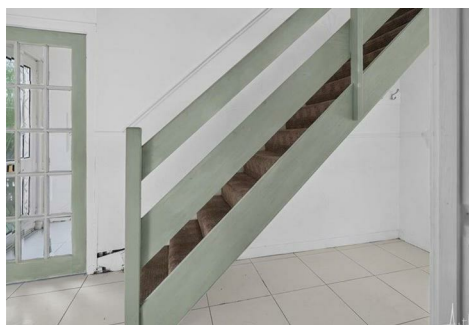




1 Dolfain, Ystradgynlais, Swansea, SA9 1RA

Offers In The Region Of £125,000

A three-bedroom semi-detached property offering spacious and practical accommodation across two floors.

The ground floor comprises a comfortable lounge and a separate kitchen, while upstairs there are three bedrooms and a main family bathroom.

Externally, the property benefits from off-road parking to the rear, together with a garage and providing useful additional storage or parking space.

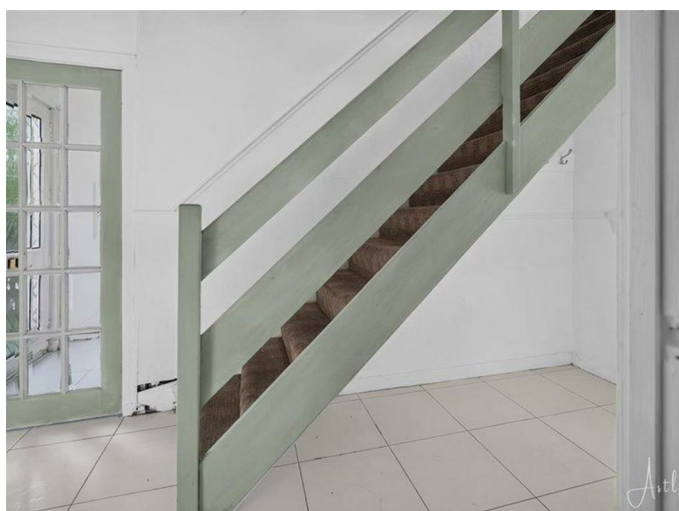
An ideal home for families, first-time buyers or investors, offering well-proportioned accommodation and convenient parking facilities.

Main Dwelling



Enter through PVC door into:

Hallway 3'5" x 11'7" (1.06 x 3.55)



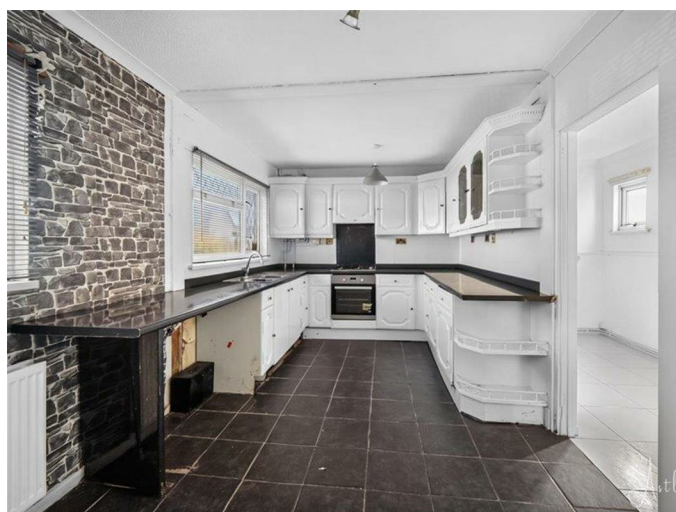
With tiled floor and window to rear.

Lounge 11'2" x 15'5" (3.42 x 4.70)



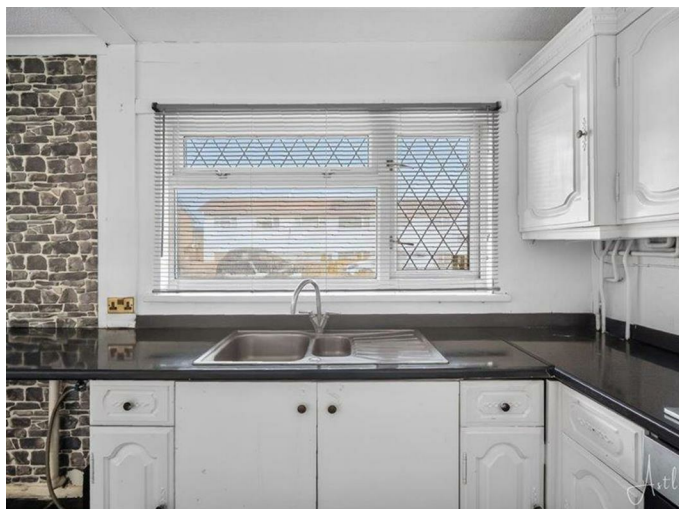
With large bay window to front, tiled flooring, fire with brick surround (not tested) and radiator.

Kitchen 17'7" x 8'11" (5.38 x 2.74)



Fitted with base and wall units in white which have been painted with coordinating work surfaces to include, stainless steel sink and drainer, gas hob with electric oven and extractor over, coved ceiling and two windows to front.

Kitchen



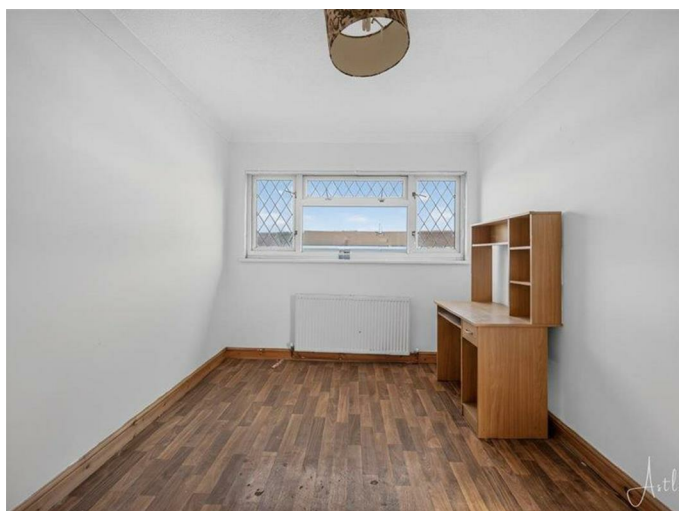
Bedroom one



Landing 5'10" x 10'6" (1.79 x 3.22)

With coved ceiling and window to rear.

Bedroom one 8'11" x 13'2" (2.72 x 4.02)



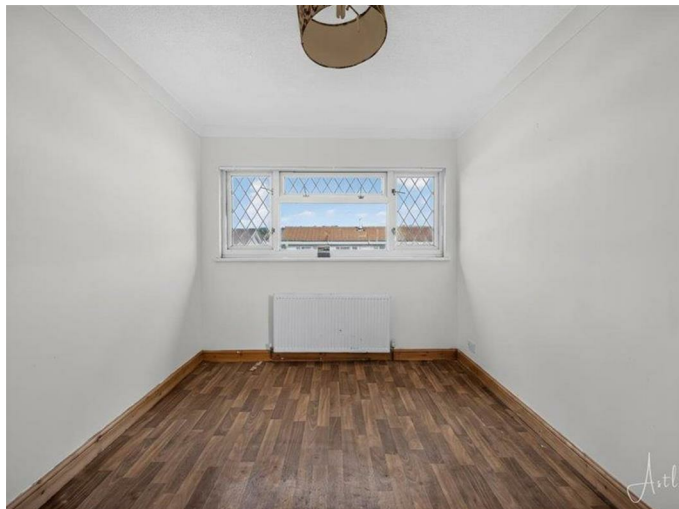
Double bedroom with window to front, coved ceiling and radiator.

Bedroom two



With window to front and radiator.

Bedroom three 8'11" x 9'11" (2.73 x 3.04)



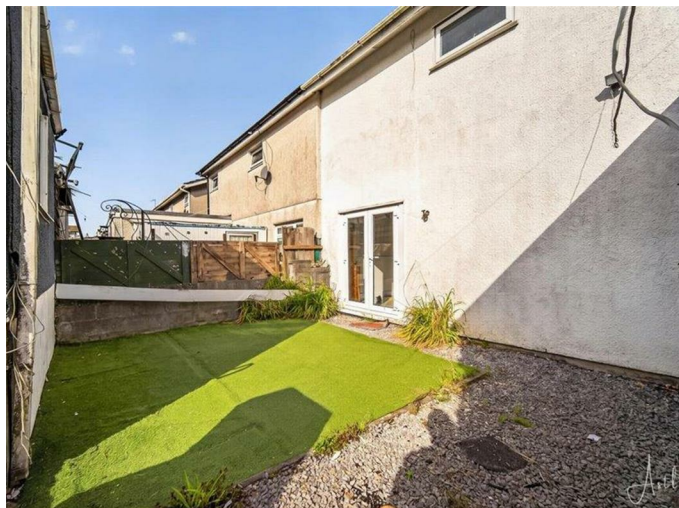
With window to front, coved ceiling and radiator.

Bathroom 4'7" x 8'11" (1.4 x 2.73)

Fitted with three piece suite to include, low level wc, panelled bath with shower over, pedestal wash hand basin, respetex walls, cushioned flooring and window to rear.

Bathroom

Outside



Enclosed rear garden with artificial grass, patio area and steps up to garage.

Outside



Outside



Agents notes

Powys Council Tax Band: A

Annual Price: £1,568

Conservation Area : No

Flood Risk:

River : Very low

Seas : Very low

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

3 Mbps

Superfast

80 Mbps

Satellite / Fibre TV Availability:

BT

Sky

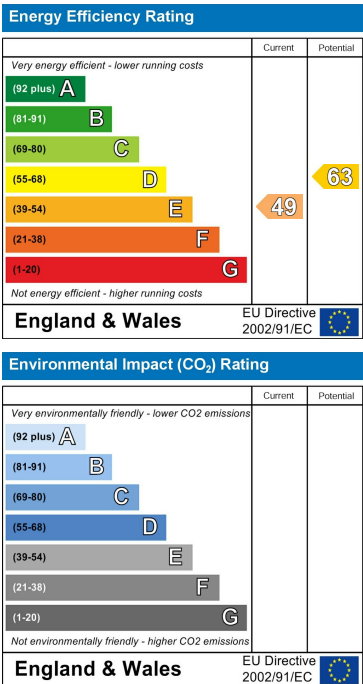
Virgin

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.