



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



Heol Gwys Upper Cwmtwrch Swansea.

Price **£160,000**



- 2 Dwellings Sold As One
- The Old Post Office Stores
- 2 Bedroom Flat & Ground Floor Office Space
- Good Road Links To M4 Corridor
- Off-Road Parking
- Renovation Project
- NO CHAIN

General Description

Former Post Office with First-Floor Flat – Full Renovation Opportunity!
Offered as one unique dwelling, this characterful detached property combines a former post office with an adjoining two-bedroom first-floor flat, presenting an exceptional renovation project for those with vision.
VIEWING RECOMMENDED TO APPRECIATE THE POTENTIAL!

EPC Rating: F31

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.

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Property Description

Offered as one unique dwelling, this characterful detached property combines a former post office with an adjoining two-bedroom first-floor flat, presenting an exceptional renovation project for those with vision. The property benefits from solid fuel-fired central heating, off-road parking, and a detached garage, along with a secure rear garden and an additional rear storage room – ideal for workshop use or further development. Inside, the layout offers excellent potential, with the ground floor space ripe for conversion into a self-contained flat (subject to necessary planning permissions). While the property requires comprehensive renovation throughout, it provides a rare opportunity to restore a historic building into

a home. Cwmtwrch benefits from a friendly village atmosphere, with local pubs and restaurants just a short walk away. The area is well-served for families, with schools only a short drive from the property. Just a few minutes away lies the town of Ystradgynlais, where you'll find supermarkets, shops, and a wide range of local amenities. The location also offers excellent road links to the M4 and Swansea, while the stunning landscapes of Bannau Brycheiniog National Park are close by.

Ground Floor

Office (23' 2" x 22' 5") or (7.07m x 6.82m)

Kitchen (23' 11" x 10' 0") or (7.30m x 3.04m)

W.C. (5' 5" x 4' 0") or (1.65m x 1.22m)

First floor flat

Bathroom (7' 3" x 4' 8") or (2.22m x 1.43m)

Kitchen/Dining Room (16' 6" x 11' 9") or (5.02m x 3.57m)

Lounge (11' 6" x 11' 1") or (3.50m x 3.39m)

Bedroom 1 (10' 6" x 8' 7") or (3.19m x 2.61m)

Bedroom 2 (8' 11" x 6' 11") or (2.73m x 2.12m)

External

There is a storage room accessed externally, to the rear of the office. The property benefits from secure off-road

parking, and a detached garage (2.50m x 4.90m). In the garden to the rear, there are steps to access the first-floor flat.

Agents Notes

Central Heating is run off a solid fuel back boiler.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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