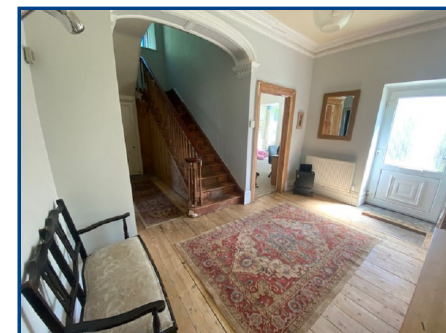
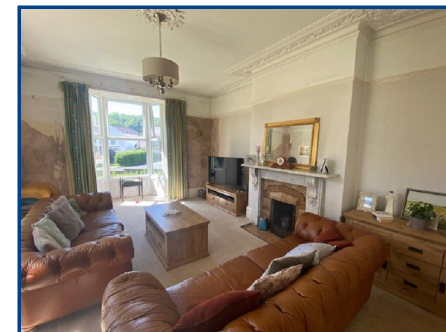


**Heol Eglwys
Ystradgynlais
Swansea**

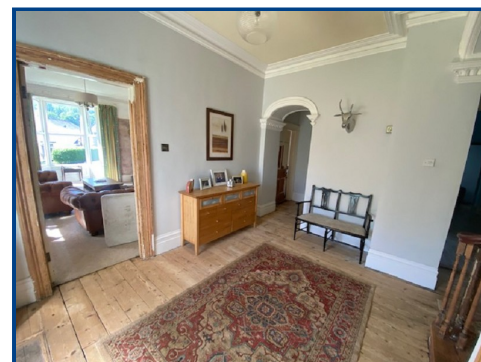
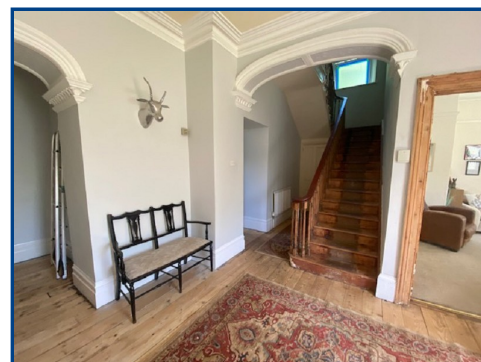
Price **£400,000**



- Former Vicarage
- Gorgeous Original Features
- Five Bedrooms
- Three Reception Rooms
- Town Centre Location
- Unique Opportunity

General Description

We are pleased to present to the market this former Vicarage located in the centre of Ystradgynlais. This striking property has stunning high ceilings, some fantastic original features and spacious accommodation. Ystradgynlais has a wonderful community aspect with a variety of amenities.



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Property Description

We are pleased to present to the market this former Vicarage located in the centre of Ystradgynlais.

This striking property has stunning high ceilings, some fantastic original features and spacious accommodation comprising five bedrooms and three separate reception rooms. Ystradgynlais has a wonderful community aspect with a variety of amenities all within walking distance.

Ground Floor

Kitchen/Diner (15' 0" x 19' 5") or (4.57m x 5.93m)

Entrance to kitchen via utility room, oak flooring, oak kitchen worktops, 2 integrated fridges, Belfast sink, large window, 5 ring cooker, 2 radiators and storage pantry.

Reception Hall

Oak flooring with access to stairs, main entrance door and reception rooms. Under the stairs a storage cupboard with WC, door

way with steps leading down to large cellar, two radiators.

Reception Room 1 (18' 11" x 13' 10") or (5.77m x 4.21m)

Carpet flooring, large bay window with french doors onto garden. High ceiling with fireplace and original wooden door with rim lock handle, radiator.

Reception Room 2 (18' 11" x 13' 11") or (5.77m x 4.23m)

Carpet, bay window to side, window to rear, fireplace, original wood door with rim lock handle, two radiators.

Reception Room 3 (13' 8" Max x 13' 7" Max) or (4.16m Max x 4.13m Max)

Window to front and window to entrance door, carpet, radiator and fireplace.

First Floor Landing (8' 1" x 23' 4") or (2.46m x 7.12m)

Enter via stairs with window, carpet, radiator, access to bedrooms and bathroom.

Bedroom 4 (15' 0" x 12' 9") or (4.56m x 3.89m)

Carpet, radiator, 2 windows to the front, high ceiling, 3rd window overlooking entrance door, access to dressing room, original door with rim lock handle.

Dressing Room (9' 4" x 5' 5") or (2.85m x 1.66m)

Carpet, window to front, second doorway onto landing.

Bedroom 1 (13' 11" x 19' 2") or (4.25m x 5.83m)

Carpet, 3 large windows, fireplace, original door with rim lock handle, radiator.

Bedroom 2 (13' 9" x 18' 10") or (4.19m x 5.75m)

Wood flooring, fireplace, 3 large windows, radiator, original door with rim lock handle.

Bedroom 5 (14' 0" Max x 9' 11") or (4.26m Max x 3.02m)

Carpet, radiator, window, fireplace, original door with rim lock handle.

Bathroom (9' 7" x 8' 11") or (2.93m x 2.71m)

Vinyl flooring, large window, shower over bath, part tiled wall over shower, heated towel rail, vanity sink, WC, door into storage cupboard.

Bedroom 3 (18' 1" x 12' 3") or (5.52m x 3.74m)

Entrance via steps down to room over the garage, carpet flooring with 2 windows to side of house and fireplace.

External

Large driveway with parking for several vehicles leading to garage, garden laid to lawn, views of the Gorsedd park and mountains.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

