

## Ffortiwn Neath Road, Ystradgynlais, SA9 1PR

**Offers In The Region Of £279,950**

Recently renovated and beautifully presented throughout, this detached bungalow combines comfortable living with generous outdoor space. Set within good sized gardens and benefiting from ample parking, the property offers a fresh contemporary feel ready to be enjoyed from day one. A bright conservatory enhances the living accommodation and provides an attractive connection to the garden. The accommodation comprises an entrance hallway, a spacious lounge filled with natural light and a well appointed kitchen/diner designed for everyday living and entertaining. The conservatory overlooks the garden and creates an additional reception space to enjoy throughout the year. There are three bedrooms together with a family bathroom.

Outside, the lawned gardens are complemented by decked seating areas and a useful garden shed, offering plenty of space for relaxation and outdoor enjoyment. A car port and driveway provide convenient off road parking.

Conveniently located within easy reach of the amenities of Ystradgynlais, the property enjoys access to a range of shops, cafés, schools and everyday services. The surrounding Swansea Valley offers beautiful countryside, scenic walking routes and excellent connections to neighbouring towns and villages.

A wonderful choice for families, downsizers, professionals or those seeking a move to a well connected location with a strong sense of community and access to the outdoors.

## Main Dwelling



UPVC front door into:

## Hallway 6'6 x 5'8 (1.98m x 1.73m)



Tiled floor, housing the boiler, door into:

## Lounge 11'3 x 17'9 (3.43m x 5.41m)



Bay window to the front and two radiators



## Lounge Virtual Staging



## Inner Hallway

## Kitchen/Diner 12' x 12'2 (3.66m x 3.71m)



Range of aqua/grey base and wall units, wooden counter top, electric hob with extractor fan and electric oven, stainless steel sink with drainer and mixer tap, partially tiled walls, tiled floor, radiator, door to the side and window to the side

**Bedroom 1 12'3 (widening to 14'4) x 10'2 (3.73m  
(widening to 4.37m) x 3.10m)**



Window to the back through the conservatory,  
radiator



**Bedroom 2 8'6' (widening to 10'6) x 10'9 (2.59m'  
(widening to 3.20m) x 3.28m)**



Patio doors to the conservatory and radiator

**Bedroom 2 Virtual Staging**

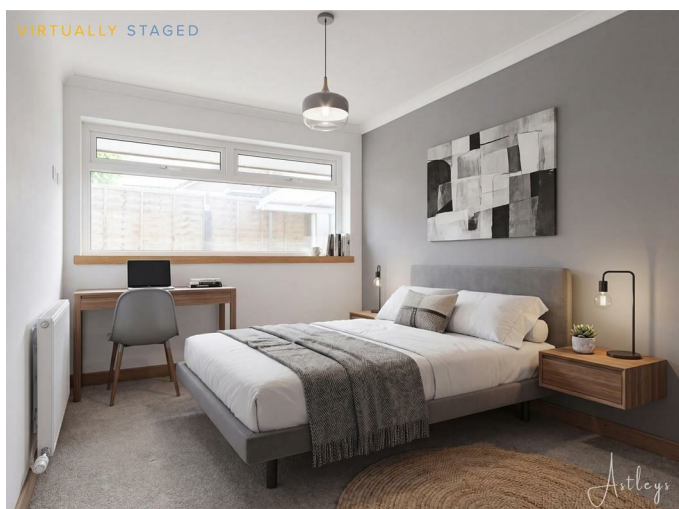


**Bedroom3 9'6" (widening to 12'7") x 8'2" (2.90m'  
(widening to 3.84m) x 2.49m')**



Window to the side and radiator

**Bedroom 3 Virtual Staging**



**Bathroom 9' x 8'9" (2.74m x 2.67m)**



White suite with low level w/c, sink unit, bath with shower over, tiled floor, heated towel rail plus additional radiator, fully tiled walls and floor

### Sun Room 23'4 x 6'9' (7.11m x 2.06m')



Windows to the back and doors out to the side, leading to the car port area and garden

### Sun Room Virtual Staging



### Garden

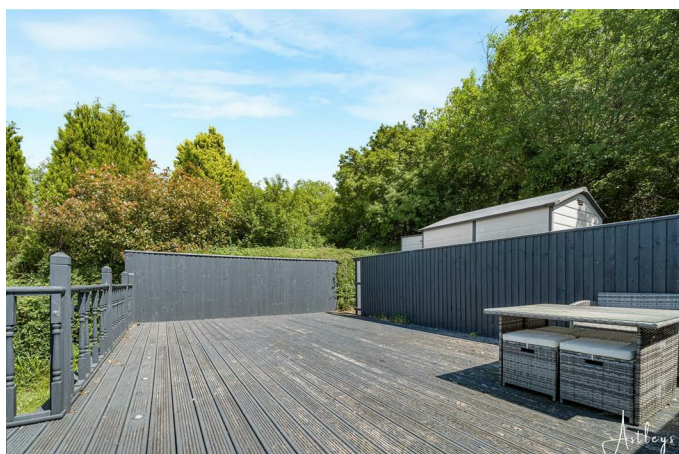


Front garden with decked area, car port and parking to the side and a lawned back garden leading to a decked seating area with shed

### Car Port



## Garden



## Drone



## Agents Notes

Powys Council Tax Band: C  
Annual Price:  
£2,090  
Property is not on mains gas

## Agents Notes

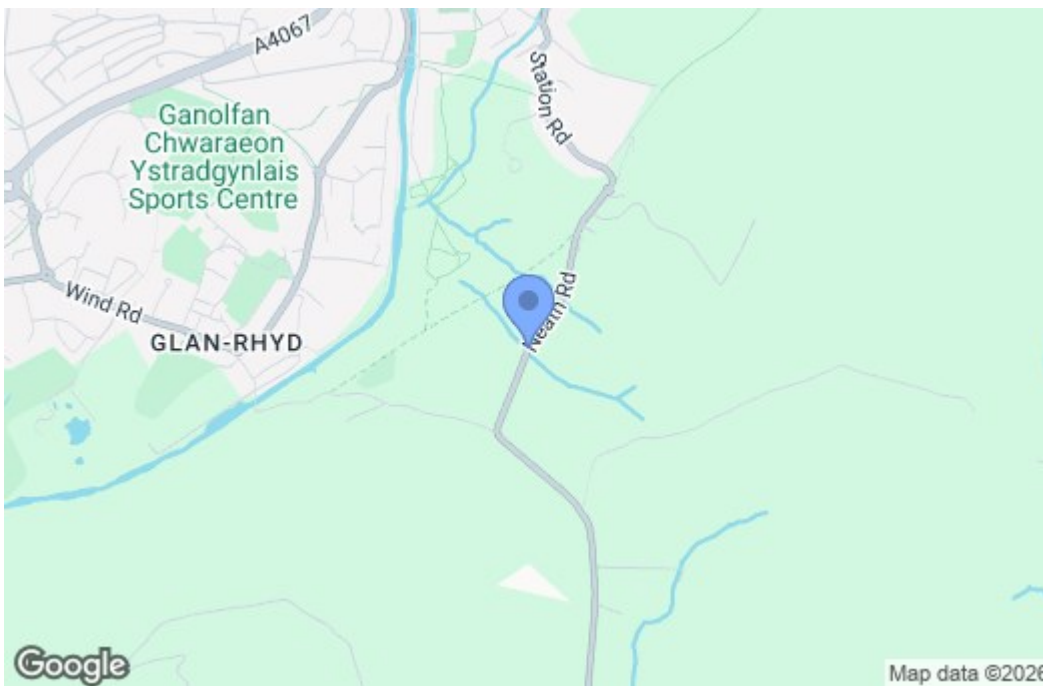
Conservation Area :  
No  
Flood Risk:  
River : Very low  
Seas : Very low  
Floor Area:  
0 ft 2 / 0 m 2  
Plot size:  
0.14 acres  
Mobile coverage:  
EE  
Vodafone  
Three  
O2  
Broadband:  
Basic  
4 Mbps  
Superfast  
43 Mbps  
Satellite / Fibre TV Availability:  
BT  
Sky  
Virgin

## Floor Plan

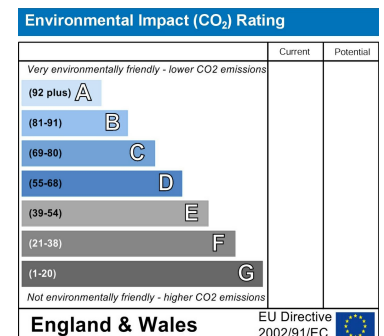
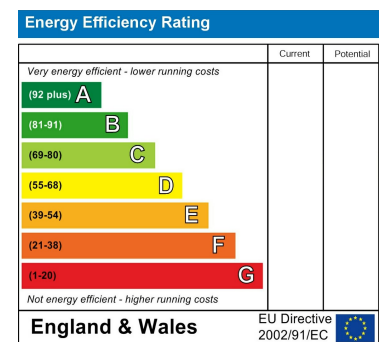


Total area: approx. 99.7 sq. metres (1073.6 sq. feet)

## Area Map



## Energy Efficiency Graph



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