



54 Ynyscedwyn Road, Ystradgynlais, Swansea, SA9 1BH

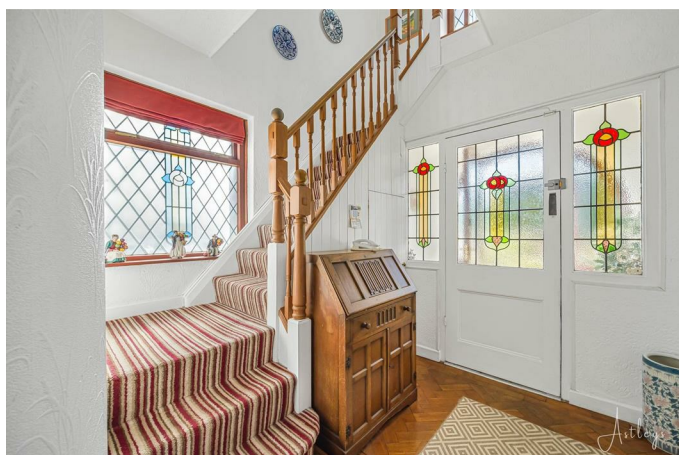
Offers In The Region Of £329,950

Set in a sought-after semi-rural area known for its friendly, family-run shops and scenic country parks, this lovely traditional home enjoys excellent road links to both Swansea City and the Brecon Beacons National Park. Offered with vacant possession, the property provides generous accommodation, making it an ideal family home. The ground floor features an open-plan lounge, a second reception room, a modern fitted kitchen with adjoining dining area, a conservatory, and a useful utility room/WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property boasts a beautiful enclosed rear garden filled with mature bushes and small trees, offering privacy and a peaceful retreat. A gated long driveway provides ample off-road parking, adding to the practicality of this delightful home.

Main dwelling

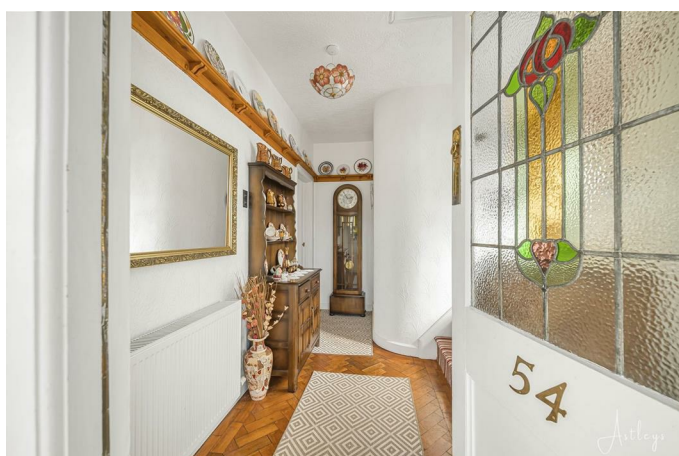


Porch 6'4" x 2'7" (1.934 x 0.808)



Entrance via arch shaped front door, tiled floor and door leading to hallway.

Hallway

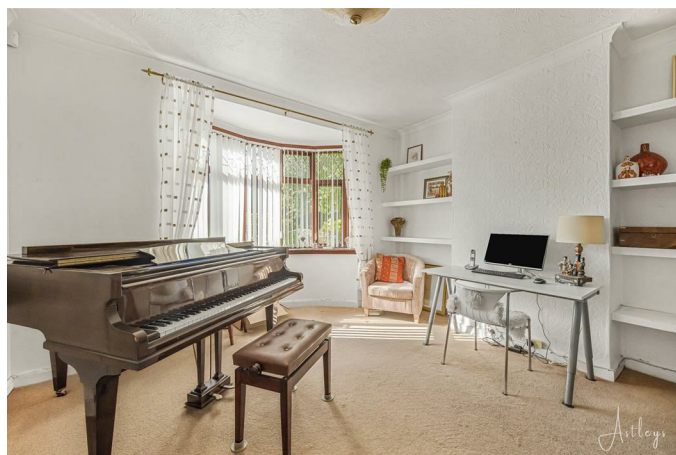


Beautiful original stained glass feature window to front, wood block herringbone style flooring, stairs to first floor

Open-plan lounge 24'4" x 12'11" narrowing to 11'10" (7.418 x 3.941 narrowing to 3.624)



A lovely, generously sized room offering an abundance of natural light, thanks to the attractive front-facing bay window. The space features a charming recess with shelving, a stylish feature fireplace with marble hearth and inset incorporating a gas fire, and two radiators for comfort. There is a door leading into the dining area, as well as double doors opening into the second reception room, creating a flexible and flowing layout ideal for modern family living.





tilled splashbacks above the work surfaces. Features include a Rangemaster cooker with extractor hood above, a Franke-style beige sink and drainer with mixer taps, and space for a dishwasher. The kitchen also benefits from a built-in wine rack, tiled flooring, two radiators, and a side-facing window. A door leads into the dining room and utility room/WC, providing excellent flow and functionality throughout the space.



Utility room/WC

Kitchen 11'10" x 11'0" (3.626 x 3.363)



A beautifully presented kitchen with cream units and

Dining room 10'3" x 9'11" (3.129 x 3.026)



With laminate flooring, built-in-pantry, window to side and radiator.

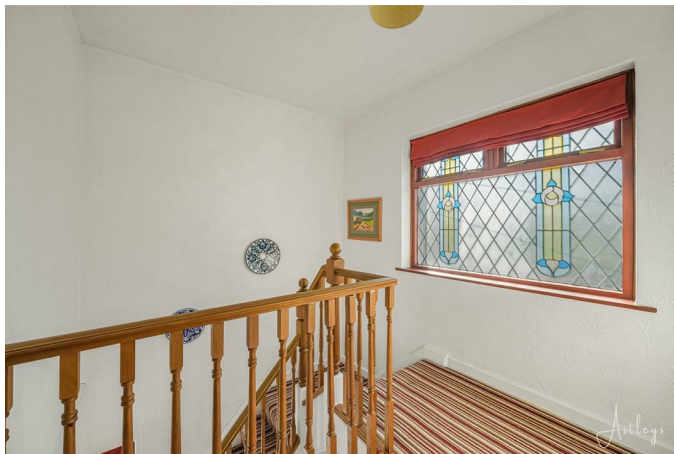


Conservatory 11'3" x 10'9" (3.446 x 3.302)



Lovely additional room with windows overlooking the rear garden, laminate flooring, patio doors to rear and radiator.

Landing area 16'0" x 9'2" (4.889 x 2.808)



With window to rear.

Bedroom one 14'7" x 12'11" (4.461 x 3.951)



Spacious room with bay window to front, window to front and rear.



Bedroom two 12'0" x 11'2" (3.661 x 3.427)



Double room with window to rear, range of fitted wardrobes and radiator.

Bedroom three 9'4" x 7'11" (2.847 x 2.429)



With window to rear and radiator.



Shower room 7'9" x 5'9" (2.380 x 1.758)



Modern bathroom to include; walk-in shower, vanity WC and wash hand basin, Vanity touch light mirror, tiled to walls with a feature border, window to side, smooth ceiling with spotlights and radiator.

Rear garden



A delightful, level garden that is fully enclosed for privacy, featuring a variety of mature bushes and trees. The outdoor space includes a raised decked area, as well as two sections laid with artificial grass, perfect for low-maintenance enjoyment. A greenhouse is also included and will remain with the property.





driveway provides ample off-road parking and is secured with a gated entrance, offering both convenience.

Driveway

Services

Flood Risk

River : Low

Seas : Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

2.88 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability



Front garden



The front garden is attractively landscaped and filled with a variety of mature bushes and shrubs. A long

BT

Sky

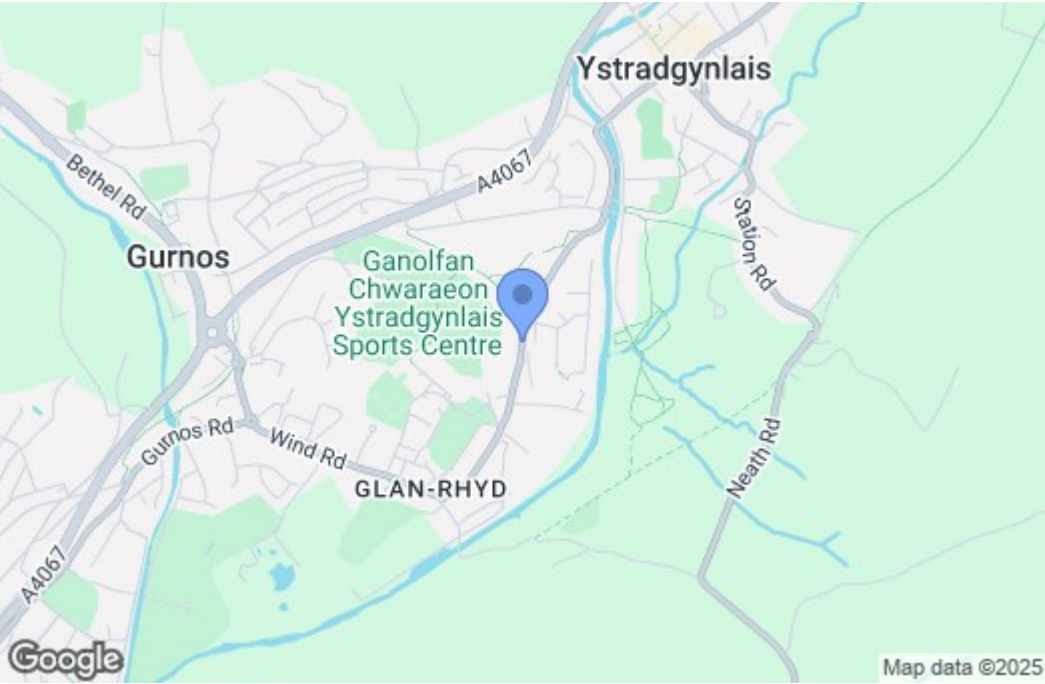
Council tax

TBC

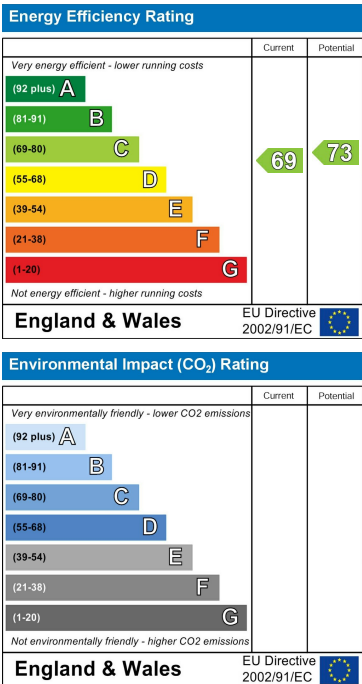
Floor Plan



Area Map



Energy Efficiency Graph



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