Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Cynwal Terrace
Upper Cwmtwrch
Powys.

Price **£130,000**











- First time buy or investment
- Air source heat pump
- Traditional terraced cottage
- Village location
- No Chain

General Description

Ideal First Time Buy

Situated off the main road in an elevated position in the village of Cwmtwrch, where there are some views to the front elevation.

The property is well presented and offers three bedrooms, Air source central heating, double glazing, first floor bathroom and kitchen .

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Externally to the front the property has a shared access to neighbouring properties. road.
There is good access to local amenities offered by the adjoining village of Cwmllynfell, with larger stores such as Tesco and Asda located in Ystradgynlais and Ystalyfera.
Early viewing is highly recommended to appreciate the location and size this property has to offer.

Living Room (17' 2" x 11' 11") or (5.23m x 3.63m)
Entered via double glazed door to front, double glazed French doors with side glazed panels to front elevation, feature wooden mantle and tiled hearth, alcoves, open plan staircase to first floor level,, downlighters to ceiling, opening to;

Kitchen/ dining room (17' 3" x 10' 4") or (5.26m x 3.15m)
Wall and base units, sink and drainer, plumbing for washing machine, dishwasher and space for tumble dryer. Laminate flooring, ceramic hob and electric oven with extractor overhead, downlighters to ceiling, double panelled radiator, double glazed window and door to rear, steps to rear of property.

Landing
Airing cupboard with shelving, separate cupboard housing Air source boiler and shelving, doors to;

Bedroom 1 (10' 7" x 10' 2") or (3.23m x 3.10m)
Double glazed window to front elevation, double panelled radiator, storage cupboard, downlighters to ceiling.

Bedroom 2 (10' 10" x 10' 3") or (3.30m x 3.12m)
Double glazed window to rear elevation, double panelled radiator, downligthers to ceiling, coved ceiling.

Bedroom 3 (10' 10" x 6' 11") or (3.30m x 2.10m)
Double glazed window to front elevation, radiator, downlight to ceiling. Access to storage loft no ladder or electric.

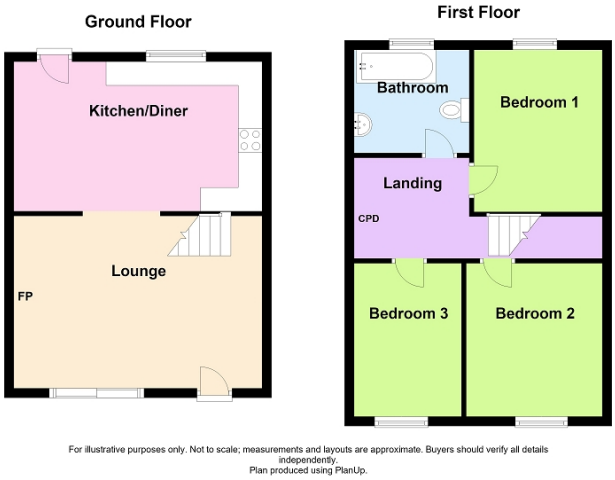
Bathroom (7' 10" x 6' 7") or (2.40m x 2.00m)
Double glazed window to rear elevation, four piece suit, double shower unit with rainfall shower head, panelled bath, low level WC, wash hand basin, heated towel rail, tiled walls.

External
To the front there is a shared right of access to neighbouring properties, and steps to the rear.

Broadband and Mobile phone
Broadband is available in the area and mobile phone coverage is deemed to be good.

Tenure
Freehold

Council Tax
Not Specified



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

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Professional Services
Our 12 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.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.