



## Golwg Y Bryn offers over £135,000

- Deceptively Spacious
- Ideal First Time Purchase
- Popular Semi Rural location
- Gorgeous Views
- Generous Garden
- EPC Rating: E



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## About the property

Lovingly maintained and deceptively spacious, this double fronted family home is now available for sale within Onnllwyn, Seven Sisters! Boasting excellent links to Llangatwg Comprehensive and Blaendulais Primary with a village nursery and other new, local developments underway! Fantastic for those who enjoy the Brecon Beacons National Park while maintaining commuting routes onto the A465 or M4 corridor! The home is approached through a wrapping ramp up to the front door, with gated side access available to an enclosed, spacious rear garden, laid with stone chippings, patio spaces and fitted with a quaint summer house, perfect for the warmer evenings! Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to a generous lounge on the left and kitchen / diner to the right. A rear porch provides an exit to the garden and access to the ground floor wet-room. The first floor houses both double bedrooms, access to the loft space and the family bathroom! Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Entrance Hall

### Lounge

10' 8" x 15' 4" ( 3.25m x 4.67m )

### Kitchen Diner

16' x 18' 7" Plus Recess ( 4.88m x 5.66m Plus Recess )

### Shower Room

### Landing





**Bedroom One**

16' x 8' 9" Plus Recess ( 4.88m x 2.67m Plus Recess )

**Bedroom Two**

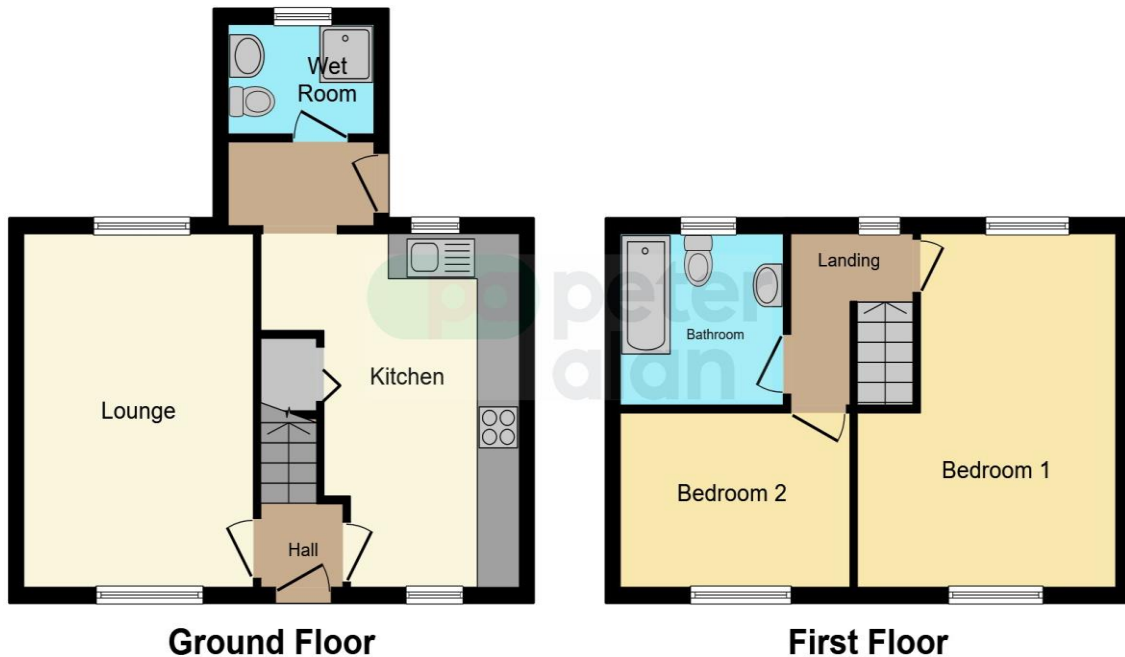
11' x 7' 9" ( 3.35m x 2.36m )



**Bathroom**

**Front & Rear Gardens**

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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