

This floorplan is approximate only
Plan produced using PlanUp.



Viewing: 01639 844 426

Website: www.ctf-uk.com

Email: ystradgynlais@ctf-uk.com

Important notice

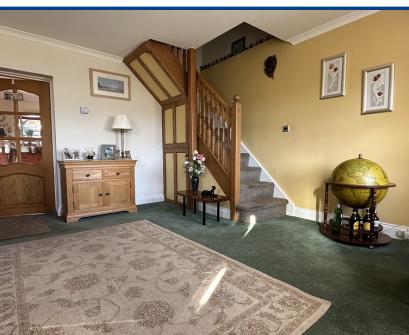
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Professional Services

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

**Penygraig Road
Ystradgynlais
Swansea.**

Price £305,000



- NO CHAIN
- Rear Garage & Parking
- Mature Gardens
- Stone Double Fronted Home
- Cottage Style Kitchen
- Downstairs W.C
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- Ideal Family Home
- Walk-in Wardrobe
- Virtual Tour Available

General Description

Offered with no onward chain, Aberville is a beautifully extended detached stone property located in the peaceful village of Ystradgynlais. This characterful home features a spacious reception room and a charming cottage-style kitchen-diner, complete with exposed stone walls, a Belfast sink, and integrated hob, oven, grill, and dishwasher. Off the kitchen, there's a convenient WC and a utility room.

EPC Rating: D59

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Property Description

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The garden also includes a summerhouse and a work shed. At the far end, rear access provides ample parking, great size garage with electric hook-up and space for additional storage to the side which is big enough for a trailer.

Nestled in a scenic village setting, Ystradgynlais offers a close-knit community feel with easy access to local amenities and countryside walks, making it the perfect blend of rural tranquillity and convenience.

Entrance

Enter via double glazed, composite door into;

Lounge/Dining Room (21' 0" Max x 13' 5" Max) or (6.41m Max x 4.10m Max)

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Kitchen/ dining room (14' 10" Max x 14' 6" Max) or (4.51m Max x 4.41m Max)

WC (5' 5" Max x 3' 10" Max) or (1.66m Max x 1.18m Max)

Utility Room (10' 4" Max x 4' 2" Max) or (3.15m Max x 1.27m Max)

Landing

Bedroom 1 (14' 7" Max x 12' 5" Max) or (4.45m Max x 3.78m Max)

Walk in wardrobe

Bedroom 2 (13' 8" Max x 7' 7" Max) or (4.16m Max x 2.30m Max)

Bedroom 3 (13' 8" Max x 9' 6" Max) or (4.16m Max x 2.89m Max)

Bathroom (8' 8" Max x 7' 7" Max) or (2.63m Max x 2.32m Max)

Garage (18' 4" Max x 16' 6" Max) or (5.59m Max x 5.03m Max)

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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