Varteg Road
Ystalyfera
Swansea
Neath Port Talbot.

Price **£130,000**











- Close To Schools & Supermarkets
- Gas Central Heating & D/Glazing
- Enclosed Good Size Rear Garden
- Kitchen / Dining Room

General Description

EPC Rating: D67

Investment Opportunity

Situated in Ystalyfera, walking distance to the Welsh Medium Super School, close proximity to Asda and easy access to the M4 corridor for commuting, this 3 bedroom property offers good location and potential for first time buyers or for a rental property. Good size lounge, kitchen/diner and a ground floor bathroom.

Varteg Road, Ystalyfera, Swansea, Neath Port Talbot.

Property Description
This property is being sold with the current tenant(s) remaining in occupation (“tenant in situ”). By expressing interest in or proceeding with the purchase of this property, prospective buyers acknowledge and agree that vacant possession will not be provided on completion.

Situated in Ystalyfera, walking distance to the Welsh Medium Super School, close proximity to Asda and easy access to the M4 corridor for commuting. This three bedroom home offers a good size living room, kitchen/ breakfast room & bathroom to ground floor and 3 bedrooms to first floor. Enclosed Rear Garden. Gas Central Heating & Double Glazed. Good Road links to the M4 Corridor. Gas central heating & double Glazed.

Entrance
Via a double glazed door, radiator, stairs to first floor and door to:

Living Room (12' 6" x 15' 6") or (3.80m x 4.72m)
Double glazed window to front, radiator and laminate flooring. Wooden fire surround and hearth.

Kitchen/ dining room (16' 0" x 7' 10") or (04.87m x 2.38m)
Base units, stainless sink and drainer. Electric oven, gas hob, laminate flooring, radiator and double glazed window to rear.

Rear Hall
Double glazed door to rear and storage cupboard.

Bathroom (7' 10" x 5' 6") or (2.38m x 1.68m)
Three piece suite comprising of a low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled walls, laminate flooring, radiator and double glazed window to rear.

Landing

Bedroom 1 (12' 8" x 12' 2") or (3.85m x 3.71m)
Two double glazed windows to front, two radiators and laminate flooring.

Bedroom 2 (11' 5" x 7' 8") or (3.47m x 2.34m)
Double glazed window to rear, radiator and laminate flooring.

Bedroom 3 (8' 2" x 8' 0") or (2.48m x 2.44m)
Double glazed window to rear,radiator laminate flooring and wall mounted Worcester boiler.

External
to the front there is a low maintenance garden with side access to a good size level garden, majority laid to lawn and patio. Block built storage shed and additional storage shed.

Broadband and Mobile phone
fast broadband is available at the property and mobile overage is deemed to be good.

Tenure
Freehold

Council Tax
A



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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.