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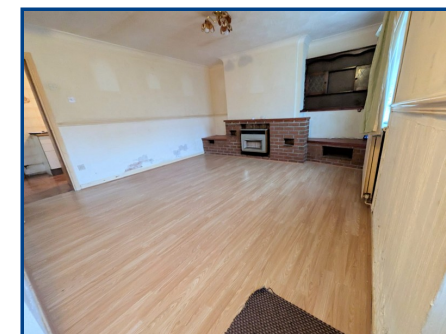
12 Offices Across South Wales

**Lluest  
Ystradgynlais  
Ystradgynlais  
City And County of Swansea.**

Price **£145,000**



- Conveniently Located For Town Centre
- Three Bedrooms & Attic Room
- Off Road Parking To The front
- First Floor Bathroom & G/F Cloakroom
- Two reception Rooms
- In Need Of Modernisation
- No Upper Chain
- Gas Fired Central Heating



**General Description**

Semi-detached property located on the outskirts of the Town Centre, ease of access to the town and main commuting routes. Offering two reception room, ground floor cloakroom, three bedrooms and attic room. Off road parking. NO CHAIN.

Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

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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](mailto:surveys@ctf-uk.com).

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Property Description

Fantastic first time buy or investment.... Offering two reception rooms, ground floor cloakroom and off road parking to the front. To the first floor there are three bedrooms, family bathroom and attic room.

Located a short distance from the Town Centre and ease of access to the Bannau Brycheiniog National Park, with bus route close by, local shops, bars, restaurants and pharmacies conveniently located less than 3 minute drive away.  
NO UPPER CHAIN.

Entrance

via a double glazed door into:

Living Room (13' 7" x 13' 4") or (4.14m x 4.07m)

Double glazed window to front, double radiator and laminate flooring. Brick fire place, dado rail and stairs to first floor.

Kitchen (18' 1" x 6' 10") or (5.50m x 2.09m)

Fitted with a range of wall and base, sink and drainer with tiled splash back and plumbing for washing machine. Space for cooker with extractor over head. Double glazed windows to side and rear and door to side. Tiled floor, double radiator and under stair storage area.

Inner Hall

Tiled floor access to loft space.

Cloak Room

WC, wash hand basin, tiled floor, radiator and double glazed window to side.

Dining Room (10' 10" x 8' 9") or (3.31m x 2.66m)

Double glazed window to rear, laminate floor and radiator.

Landing

Double glazed window to side.

Bathroom 1 (10' 0" x 8' 11") or (3.04m x 2.72m)

Double glazed window to front, radiator and laminate flooring.

Bathroom 2 (10' 8" Max x 10' 0") or (3.25m Max x 3.06m)

Double glazed window to front, radiator and laminate flooring. Airing cupboard with hot water cylinder tank and fitted wardrobe. Stairs to:

Attic (18' 2" x 13' 7") or (5.54m x 4.15m)

Saddle ceiling, two double glazed Velux window to rear, laminate and storage to eves.

Bedroom 3 (8' 11" x 7' 1") or (2.73m x 2.15m)

double glazed window to rear, radiator and laminate flooring.

Bathroom (8' 5" x 5' 5") or (2.56m x 1.66m)

Three piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath

with electric shower over head and double glazed window to front..

External

Gated access to the front providing off road parking with a side access to the rear low maintenance garden and block built storage with electric.

Broadband and Mobile phone

Fast broadband is available in the area and the phone signal in the area is deemed to be good.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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