Glannant Terrace
Ystradgynlais
Powys.

Price **£150,000**











- Out-Skirts of Local Town
- Ideal First Time Purchaser
- Riverside Location
- Good Sized Rear Garden
- Two Spacious Double Bedrooms
- Open-Plan Lounge/Diner

General Description

EPC Rating: D62

Situated in the popular village of Glanrhyd, this two-bedroom semi-detached home is ideal for first-time buyers or investors. Featuring an open-plan lounge, fitted kitchen and two well-proportioned bedrooms, the property also benefits from a flat, enclosed rear garden. In need of some modernisation, it offers fantastic potential to add value. Located on the outskirts of Ystradgynlais near the River Tawe, with easy access to local schools, amenities, the M4 and Swansea, the main selling point is its superb setting. Viewing recommended.

Glannant Terrace, Ystradgynlais, Powys.

Property Description
Situated in the ever-popular village of Glanrhyd, this two-bedroom semi-detached property offers an excellent opportunity for first-time buyers, investors, or those looking to put their own stamp on a home.
The accommodation comprises an open-plan lounge area creating a bright and versatile living space, along with a fitted kitchen and two well-proportioned bedrooms to the first floor. Externally, the property benefits from a flat and enclosed rear garden, ideal for families, gardening enthusiasts or those seeking low-maintenance outdoor space.
The property would benefit from a degree of modernisation, making it a fantastic prospect for buyers looking to add value and personalise to their own taste.
The true standout feature of this home is its superb location. Glannant Terrace is set within Glanrhyd, a charming and scenic village on the outskirts of Ystradgynlais, offering a semi-rural feel whilst still being within easy reach of local amenities. The area is renowned for its picturesque surroundings, with the River Tawe flowing nearby, providing beautiful walks and natural scenery right on your doorstep.
Ystradgynlais town centre offers a range of shops, cafés, public houses and leisure facilities, along with well-regarded primary and secondary schools, making it an ideal setting for families. The location also provides convenient access to the M4 corridor and the city of Swansea, perfect for commuters.
A property with great potential in a highly desirable location – viewing is highly recommended.

Hallway (5' 4" x 3' 0") or (1.62m x 0.91m)
Enter via double glazed PVC door leading into hallway. Carpeted flooring, ceiling light, carpeted stairs to first landing, door leading into;

Lounge/Dining Room (23' 8" x 13' 2") or (7.21m x 4.02m)
Carpeted flooring, double glazed window to the front, ceiling light, radiator, double glazed window to the rear, radiator, door to under the stairs storage area, door leading into;

Kitchen (12' 11" x 7' 10") or (3.94m x 2.40m)
Matching wall and base units with work top over, space for gas cooker, space for washing machine with plumbing, space for tumble dryer, sink with drainer and mixer tap, space for under counter freezer & fridge, double glazed window the side, double glazed window to the rear, ceiling light, double glazed door to the rear garden, carpeted flooring

Landing (2' 11" x 7' 0") or (0.89m x 2.14m)
Carpeted flooring, ceiling light, door leading to;

Bedroom 1 (12' 1" x 14' 8") or (3.69m x 4.48m)
Carpeted flooring, two double glazed windows to the front, radiator, ceiling light.

Bedroom 2 (10' 8" x 7' 9") or (3.25m x 2.36m)
Carpeted flooring, double glazed window the rear, wall mounted boiler, radiator, ceiling light.

Bathroom (7' 5" x 6' 7") or (2.25m x 2.01m)
Comprised of a three piece suite including W.C, wash basin with pedestal, bath with shower over and glass shower screen and part tiled splash back, carpeted flooring, radiator, carpeted flooring, ceiling light, obscured double glazed window to the rear.

External
To the front, there's a path leading to the front door along with a front garden which is mostly made up of pebbles. To the rear, the garden is mostly laid to lawn. There is side assess to the property, further details need to be confirmed by a solicitor.

Broadband and Mobile phone
Super fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be average.

Tenure
Freehold



Important notice

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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.