



Dolawel, Ystradowen, Swansea, SA9

Offers In Region Of £135,000



Calow Evans  
Estate Agents

01269 543128

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## Dolawel, Ystradowen, Swansea, SA9

A three bedroom ex-local authority property situated on a large corner plot in a quiet location in Ystradowen. The property offers enormous potential to improve and extend (stpp). There is double glazing and LPG gas fired central heating to the property. Front, side and rear gardens, side driveway and detached garage.

The village of Ystradowen is conveniently situated near the Brecon Beacons National Park & enjoys good basic amenities to include cycling/footpaths & a local shop with the main shopping facilities located in Ammanford town centre or Pontardawe.







### **Entrance Hallway:**

Approached via a double glazed glass panel door, stairs to first floor, single panel radiator.

### **Lounge:**

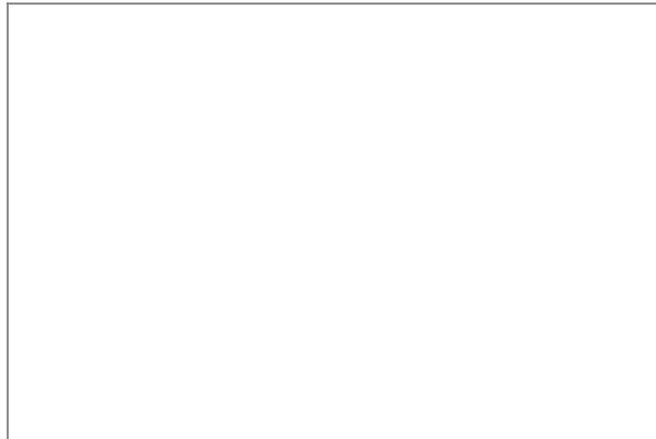
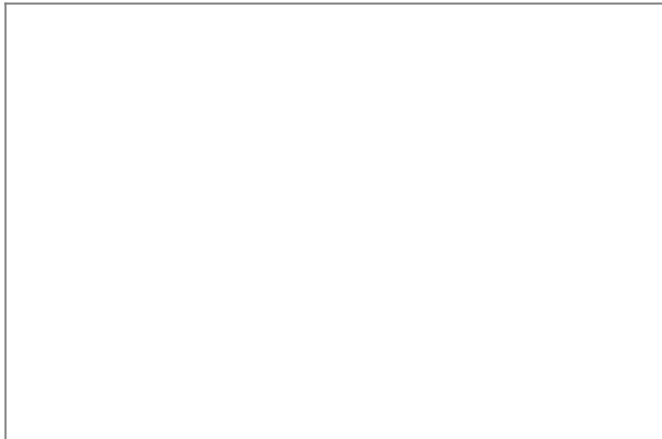
4.39m x 3.35m (14'5" x 11'0")

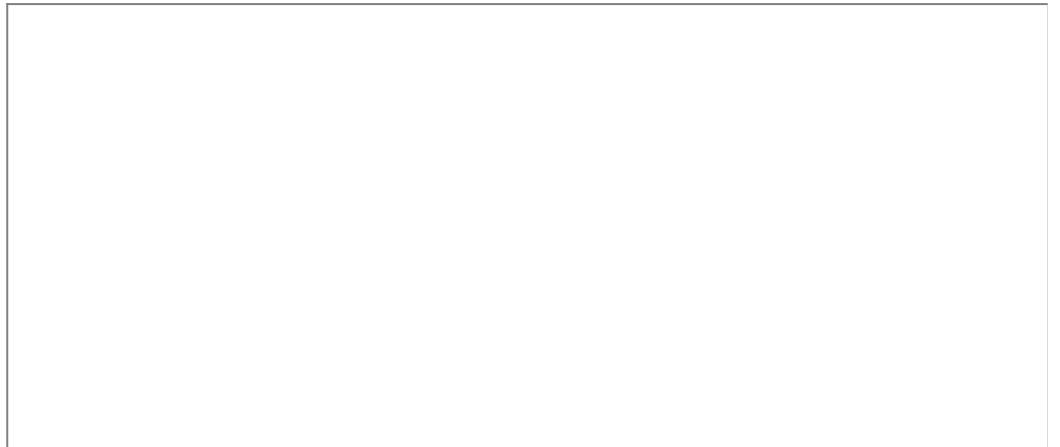
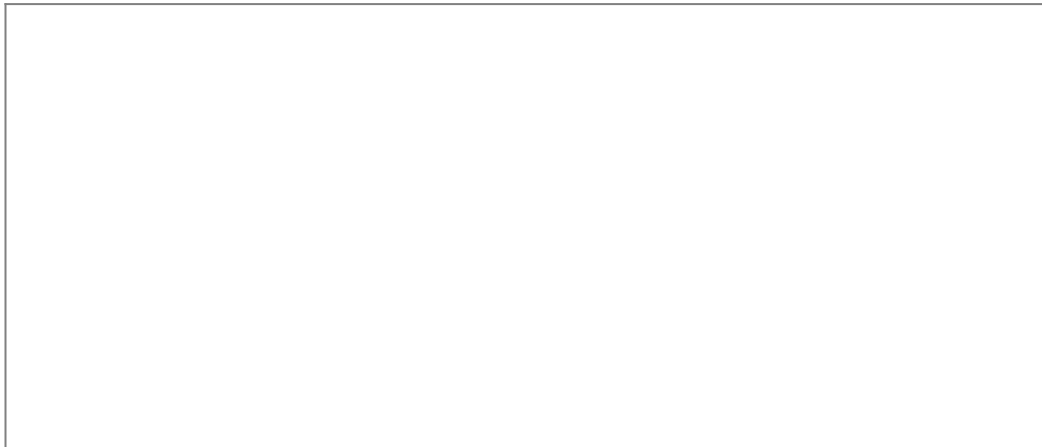
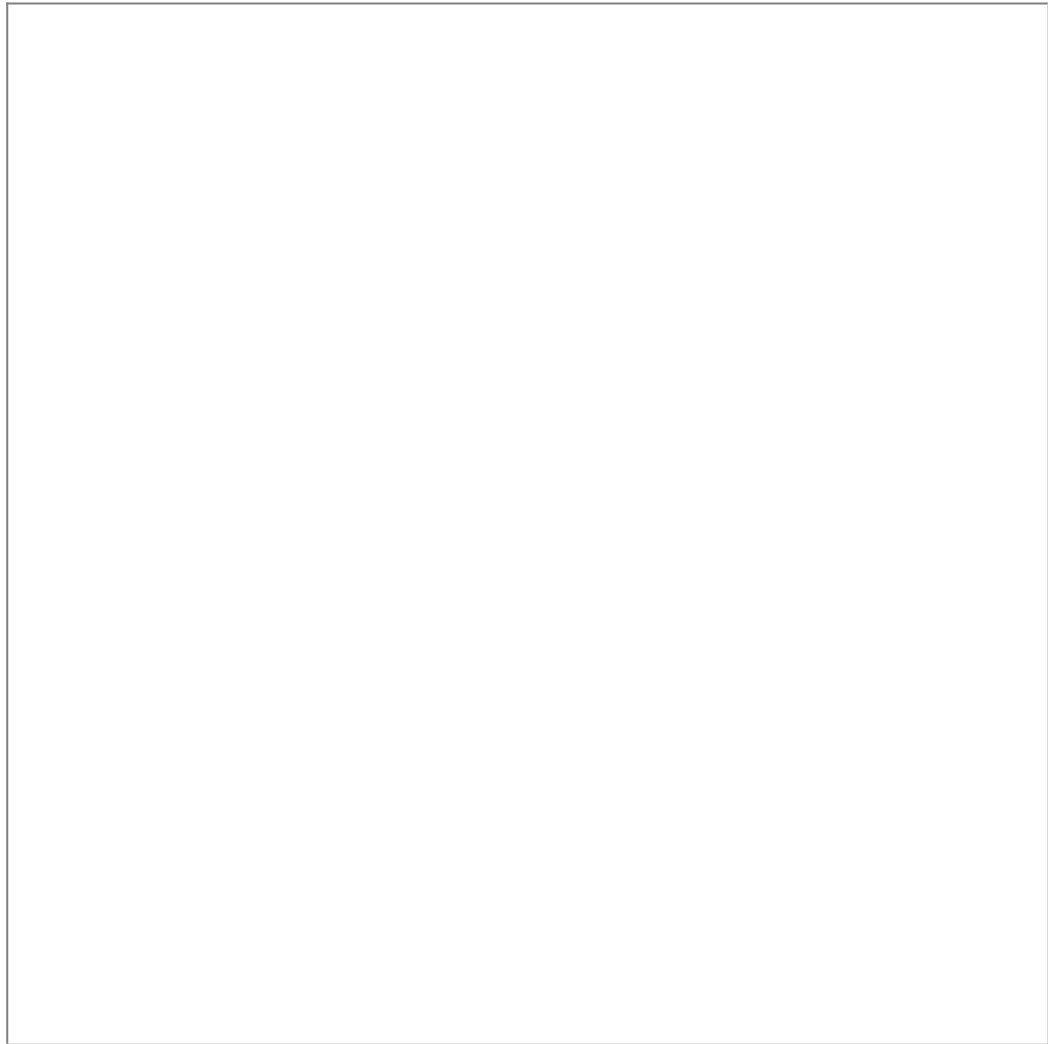
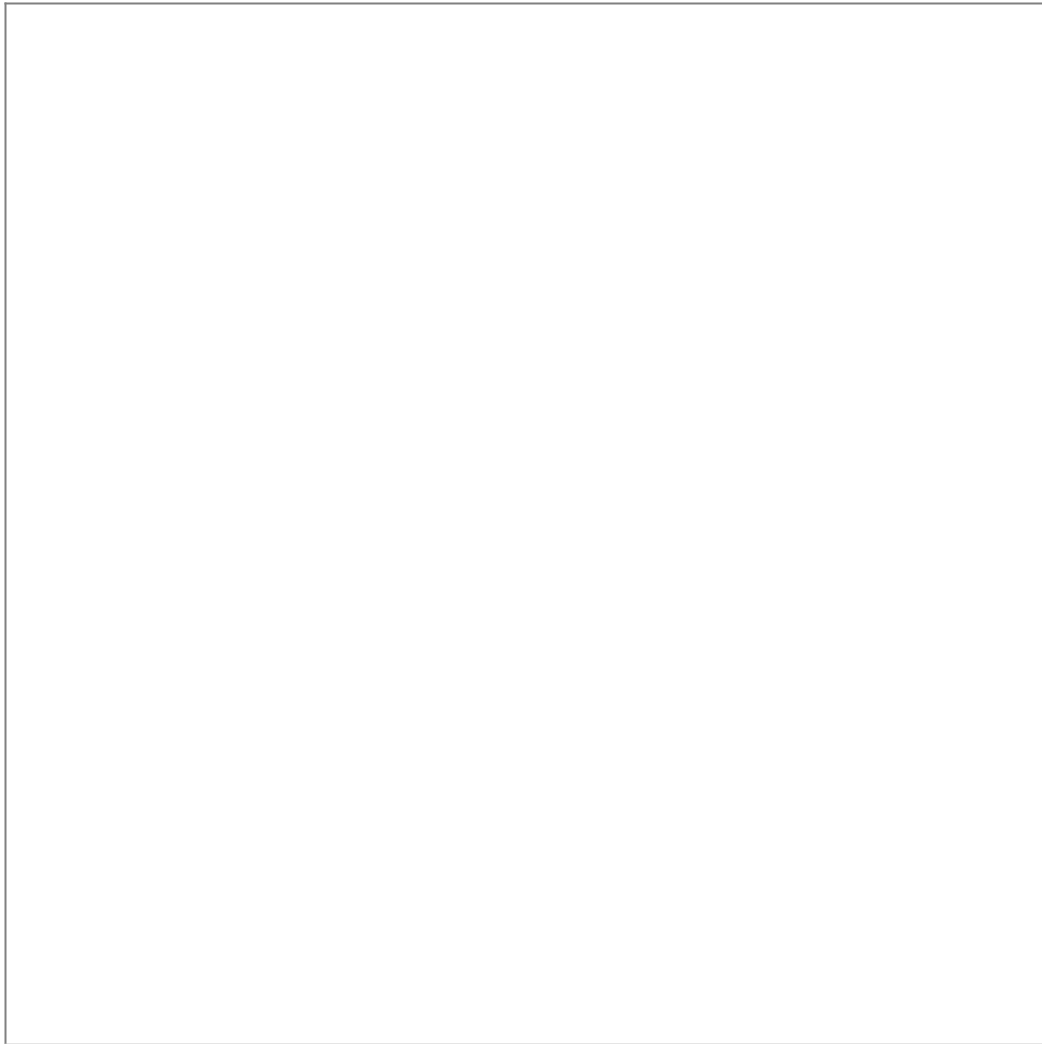
Double glazed window to front, traditional tiled fireplace, single panel radiator.

### **Kitchen:**

3.43m x 3.1m (11'3" x 10'2")

Double glazed window to rear, double glazed glass panel door to side, fitted with base units, single bowl sink unit and draining board, built in cupboard, single panel radiator.





**Dining Room:**

3.07m x 2.9m (10'1"/8'6" x 9'6")

Double glazed window to rear, built in cupboard, door to lounge, single panel radiator.

**First Floor Landing:**

Double glazed window to side, entrance to loft.

**Bedroom One:**

4.5m x 2.54m (14'9" x 8'4")

Two double glazed windows to front, cupboard housing LPG gas boiler providing domestic hot water and central heating, single panel radiator.

**Bedroom Two:**

4.5m x 3.33m (14'9"/11'3" x 10'11")

Double glazed window to front, built in cupboard, single panel radiator.

**Bedroom Three:**

2.97m x 2.36m (9'9" x 7'9")

Double glazed window to front, boxed in stairwell, single panel radiator.

**Bathroom:**

1.91m x 1.7m (6'3" x 5'7")

Double glazed window to rear, panelled bath, WC, wash hand basin, double panel radiator.

**Externally:**

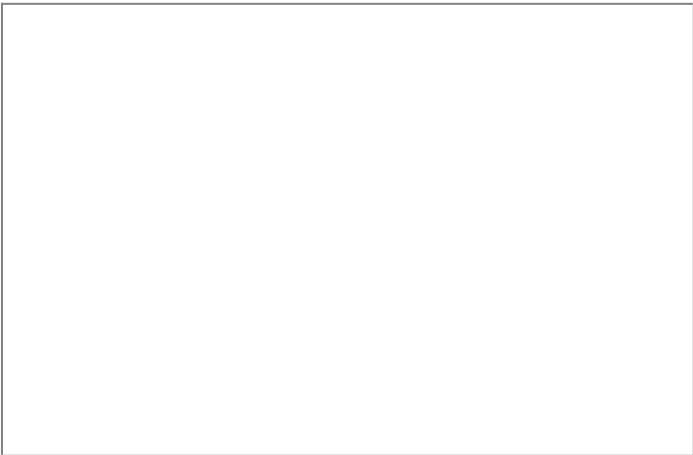
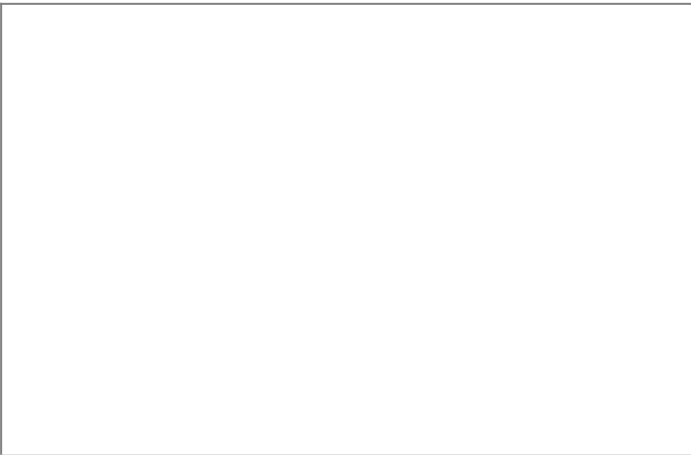
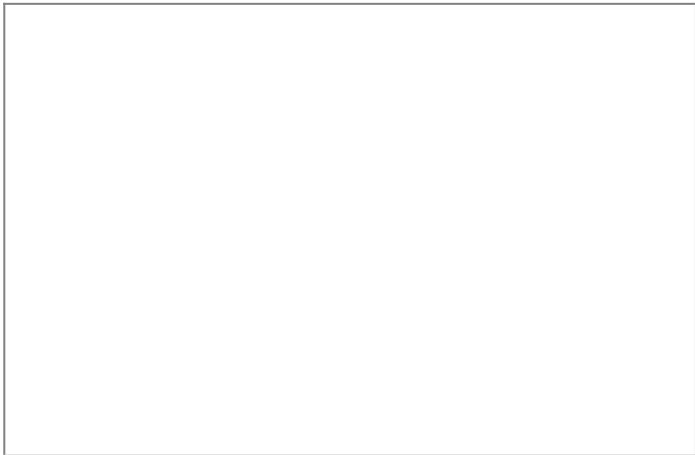
The property sits on a large corner plot, front, side and rear gardens laid to lawn, two garden sheds, outside WC, side driveway leading to detached garage.

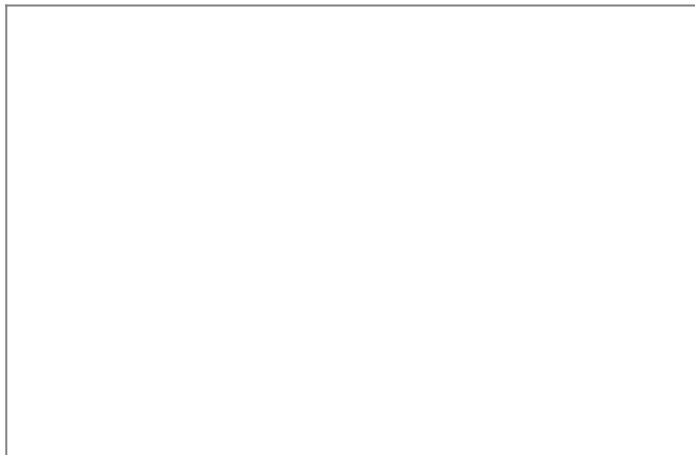
**Services:**

We are advised mains water, electricity and drainage are connected. LPG gas central heating.

**Tenure:**

Freehold.





### **Council Tax:**

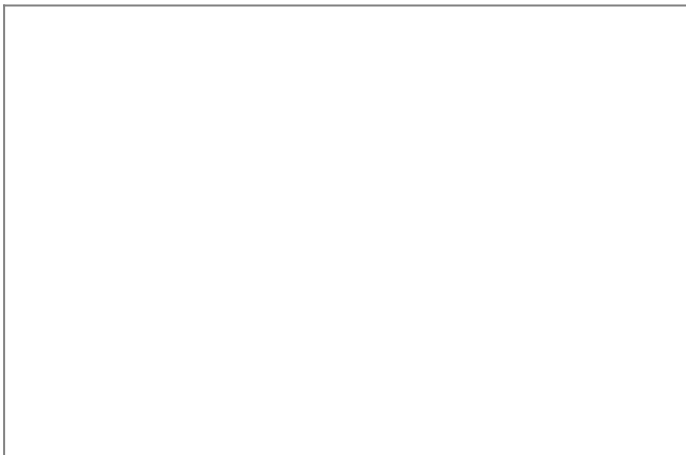
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### **Broadband/Mobile Phone Coverage:**

There is ultrafast broadband and mobile phone coverage in the area.

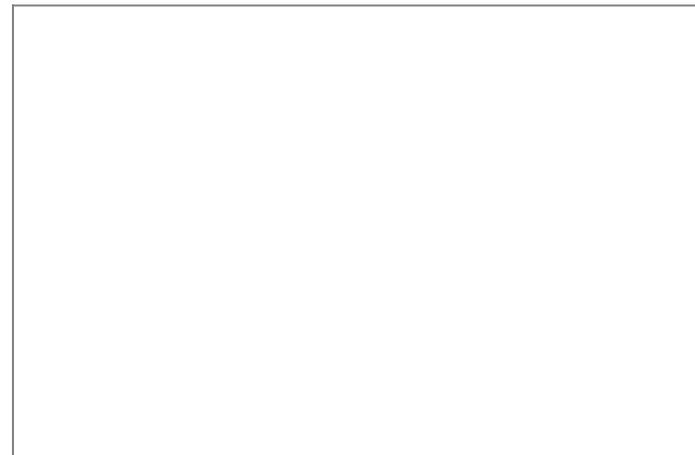
### **Directions:**

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue to the next junction in Pontamman and turn left. Proceed through the villages of Glanamman, Garnant onto Gwaun Cae Gurwen. Turn left before the railway crossing signposted Brynamman and proceed until reaching the mini roundabout in Upper Brynamman. Turn right on the roundabout onto Cwmgarw Road and continue onto the village of Cwmllynfell. Proceed through the village onto Ystradowen and when reaching the sharp right hand bend continue straight ahead turning left onto Dolawel whereby the property will be located on the left hand side of the road.



### **Disclaimer:**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128