



## **80 Cwmpfil Road, Lower Cwmtwrch SA9 2PX**

**Offers in the region of £270,000**

Detached Bungalow Set In A Great Size Plot  
Popular & Convenient Location In Cwmtwrch  
Beautiful Wrap Around Gardens With Outbuildings  
Ample Parking Offered By Driveway & Garage  
Viewing Essential To Appreciate. EPC: TBC

**ZJ/WJ/80408/230221**

## **DESCRIPTION**

A spacious detached bungalow set on a large plot in the popular village of Lower Cwmtwrch.

The property offers enormous potential, and boasts great size rooms, a few outbuildings, and ample off road parking for several vehicles, which is provided by a driveway and a large garage. The wrap around gardens are mainly laid to lawn, and are edged with a lovely variety of mature shrubs and trees. There are also a couple of different patio areas, offering a private and peaceful space to relax. We would say viewing is highly recommended on this property, which is offered with no onward chain and could suit a wide range of potential purchasers. Lower Cwmtwrch offers excellent access to the nearby town of Ystradgynlais, as well as more local amenities such as primary schools, pubs, restaurants, and walks. The A4067 also offers easy access to the M4 Motorway. EPC: TBC

## **ENTRANCE HALLWAY**

Entered via double glazed door to front, windows to front, radiator, storage cupboard, coved ceiling, door to;

## **LIVING ROOM**

22'4 x 11'3 (6.81m x 3.43m)  
Double glazed windows to front and rear, two radiators, open fireplace with stone surround, serving hatch through to kitchen.

## **KITCHEN/DINING ROOM**

14'8 x 8'6 (4.47m x 2.59m)  
Double glazed window and door to rear, vinyl flooring, fitted with a range of wall and base units with worktop

over, 1½ bowl stainless steel sink and drainer unit, space for free standing cooker, fridge/freezer and washing machine, gas fired boiler, part tiled walls.

## **SITTING ROOM**

15'0 x 13'2 (4.57m x 4.01m)  
Double glazed window to front, radiator, tiled fireplace, coved ceiling, door to;

## **INNER HALLWAY**

Loft hatch, doors to;

## **BEDROOM 1**

12'9 x 10'1 (3.89m x 3.07m)  
Double glazed window to side, radiator, quadruple wardrobe.

## **BEDROOM 2**

13'7 x 8'7 (4.14m x 2.62m)  
Double glazed window to rear, radiator, quadruple wardrobe.

## **BEDROOM 3**

9'5 x 7'6 (2.87m x 2.29m)  
Double glazed window to front, radiator.

## **BATHROOM**

Double glazed window to rear, vinyl flooring, WC, pedestal wash hand basin, panel bath, shower enclosure, radiator, tiled walls, airing cupboard housing the hot water tank.

## **EXTERNALLY**

The property is set on a very good sized plot with wrap around gardens which are mainly laid to lawn and edged with a variety of mature shrubs and trees. To the front of the property is a concrete driveway providing off road parking for at least two vehicles and the driveway leads to the **GARAGE** which is of a very good size and has an up and over door and rear access to the garden. To the rear garden there are also several patio areas, spacious outside WC/Utility

room, as well as two great sized storage sheds, one of which has previously been used as dog kennel's.

## **SERVICES**

We are advised that mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01792 864900 or e-mail [pontardawe@johnfrancis.co.uk](mailto:pontardawe@johnfrancis.co.uk)

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **FACEBOOK & TWITTER**

Follow us on twitter @JohnFrancisPont or on facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Freehold

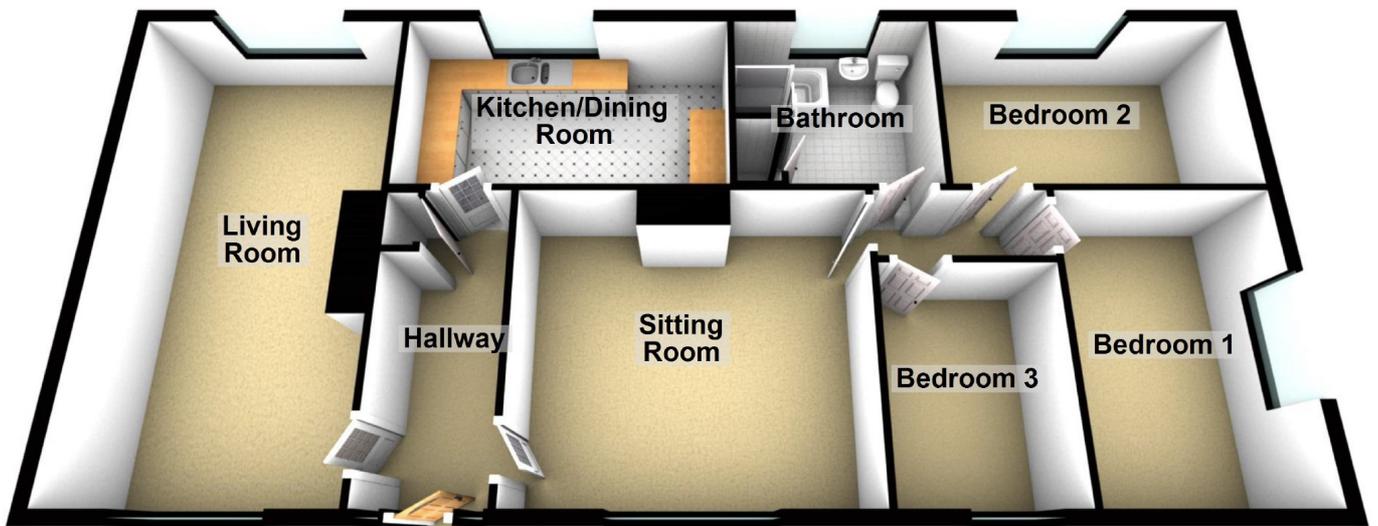
## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From the Pontardawe Office proceed up High Street and continue on the A4067 until you approach a mini roundabout. Take the first exit and proceed passing Ystalyfera, heading for Ystradgynlais. Carry on the A4067 until reaching the next roundabout taking a 2nd left hand turning and first right hand turn into Cwmpnil Road. Follow the road along and the property is located on the left-hand side.

### Ground Floor



Please Note:- This plan is for illustrative purposes only and is NOT to scale.  
Plan produced using PlanUp.

80 Cwmpfil Road, Lower Cwmtwrch SA9 2PX



**John.**  
**Francis**