

**Tawe Park
Ystradgynlais
Swansea.**

Price **£320,000**

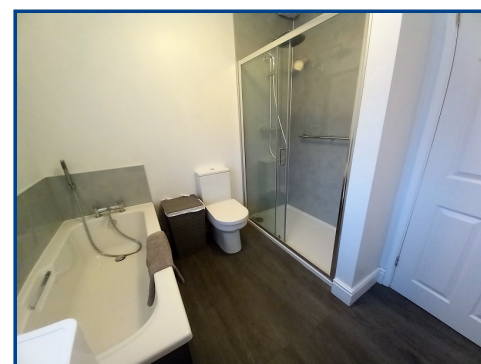
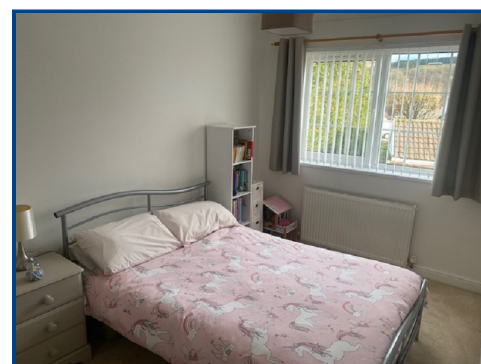
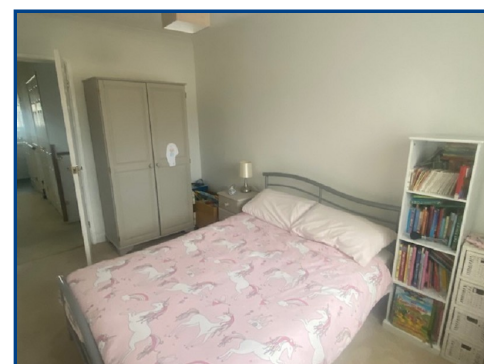


- SOUGHT AFTER LOCATION
- DRIVEWAY PARKING
- WELL MAINTAINED GARDEN
- 2 RECEPTION ROOMS
- 3 DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

General Description

We are pleased to present this 3 Bedroom family home in the sought after location of Tawe Park. Set on a corner plot with well maintained pretty garden to front & enclosed courtyard garden to rear. Driveway parking & Garage. A MUST VIEW

EPC Rating: D55



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.

Property Description

With a good size reception room to the front of the property with large bay window, and another to the rear with patio doors leading into the garden, this home has space and comfort. Plenty of parking with a drive to the front and rear of the property, garage, patio garden and 3 good size bedrooms, this is a wonderful home located in walking distance to Ystradgynlais.

Entrance Hall (15' 7" x 4' 6") or (4.74m x 1.37m)

Enter via uPVC door with glazed window to the side. Solid wood flooring with radiator and access to all ground floor rooms.

W.C. (5' 10" x 2' 7") or (1.77m x 0.78m)

Vanity sink, WC, radiator, window to side of property, tile flooring, half tile splash back. Fuse box is located here.

Kitchen/Dining Room (13' 9" x 8' 10") or (4.19m x 2.70m)

Wood effect flooring, cream wall and base units with wood effect work top, integrated cooker, induction hob, integrated dishwasher, one and a half sink, under stairs storage, window to rear of property with access to porch.

Porch (6' 0" x 2' 10") or (1.84m x 0.87m)

Wood effect flooring, base unit with worktop, glazed windows and glazed door to rear garden.

Reception Room 1 (18' 4" x 10' 11") or (5.59m x 3.34m)

Carpet flooring, radiator, patio door to rear garden, electric fireplace.

Reception Room 2 (11' 11" x 10' 11") or (3.64m x 3.33m)

Carpet flooring, radiator, large bay window to front of property.

Stairs

Double turn carpeted staircase with window, access to all first floor rooms.

Bedroom 1 (17' 4" Max x 10' 10" Max) or (5.29m Max x 3.30m Max)

Carpet flooring, window to rear of property, radiator x 2, storage cupboard with double door access and storage cupboard with single door access.

Bedroom 2 (11' 5" x 10' 10") or (3.47m x 3.29m)

Carpet flooring with window to front of property, radiator, double door access storage cupboard.

Bedroom 3 (12' 8" x 8' 0") or (3.87m x 2.45m)

Carpet flooring, radiator, window to rear of property.

Bathroom (7' 1" Max x 8' 3") or (2.17m Max x 2.51m)

Large vanity sink, bath with shower head, double shower cubicle with waterfall shower, wood effect flooring, feature radiator, privacy window to front, 1/2 tile splash back to bath and sink.

External

Large gravel driveway to the front of the property, neatly kept front garden with lawn and mature trees and shrubs. Second concrete driveway to rear of property with garage and access to enclosed paved rear garden with mature neatly kept trees and planting border. Views of mountains.

Agents Notes

Property is currently leasehold - Vendor has applied for freehold which will come into place on completion of the sale.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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