Wind Road
Ystradgynlais
Powys.

Offers Over **£175,000**











- Fantastic first time buy
- Conveniently located for all amenities
- Gas central heating & d/glazing

General Description

EPC Rating: D64

Ideal first time buy....
Located just a 2 minute drive away from Ystradgynlais town centre with all its local shops and amenities, primary and comprehensive schools. It also has good road links to the M4 corridor and Brecon Beacons National Park. Viewing is highly recommended to appreciate the property size and its location.

Wind Road, Ystradgynlais, Powys.

Property Description
Spacious family home! This semi detached property is situated on Wind Road, Ystradgynlais. The property offers; entrance hallway, a spacious lounge with high ceilings and plenty of natural light. An ornate feature fireplace and parquet flooring. Kitchen/diner and bathroom to the ground floor. To the first floor, 3 bedrooms and box room with access to loft which is fully boarded and has power supply. Externally the property offers a courtyard to the front, with shared side access leading to driveway, garage and enclosed rear garden and workshop. The property benefits from gas central heating. Located just a 2 minute drive away from Ystradgynlais town centre with all its local shops and amenities, primary and comprehensive schools. It also has good road links to the M4 corridor and Brecon Beacons National Park. Viewing is highly recommended to appreciate the property size and its location.

Entrance Hall
Via double glazed door, radiator, tiled floor, stairs to first floor and doors to:

Sitting Room (12' 6" x 11' 6") or (3.80m x 3.50m)
Double glazed bay window to front, radiator and laminate flooring.

Living Room (11' 6" x 11' 10") or (3.50m x 3.60m)
Double glazed French doors to rear, tiled wood effect flooring, and radiator.

Inner Hall (3' 6" x 3' 6") or (1.07m x 1.07m)
Tiled floor, double glazed door to side and doors too:

Kitchen/Breakfast Room (9' 11" x 6' 9") or (3.02m x 2.07m)
Fitted with a range of wall and base units, 1, 1/2 bowl stainless steel and drainer tiled splash back, inter grater washing machine, dishwasher and work top over. Inter grated fridge freezer, five ring gas hob with extractor over head and electric oven. Breakfast island with storage beneath,tiled floor and double glazed windows to side and rear.

Landing
Double glazed window to side, laminate flooring and access to storage loft.

Bedroom 1 (13' 3" x 6' 10") or (4.05m x 2.08m)
Double glazed window to front, radiator and laminate flooring.

Bedroom 2 (10' 0" x 9' 11") or (3.05m x 3.02m)
Double glazed window to front and rear, radiator and laminate flooring.

Bedroom 3 (6' 9" x 6' 10") or (2.05m x 2.08m)
Double glazed window to front, radiator and laminate flooring.

EXTERNALLY
To the rear there is a beautiful enclosed garden with decked area where you can full enjoy the summer evenings.

Broadband and Mobile phone
Fast broadband is available in the area and mobile coverage is deemed to be good.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Not Specified

Council Tax
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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.