



**Cyfyng Road,
Ystalyfera SA9 2BS**

- EPC Rating: C
- 3 Storey End-Terrace Property
- Stunning Views Across the Valley
- Well Presented & Ready to Move In
- No Chain!!





About The Property

We are pleased to offer this spacious and well-presented 3 bedroom property in the picturesque village of Ystalyfera. Located on the hillside with breathtaking views over the valley below and only a short drive to the M4 motorway plus pubs, shops, schools and stunning walks are all on the doorstep to this perfect home. The accommodation is set over 3 floors with the living accommodation to the lower ground floor with living room, separate dining room, fitted kitchen and shower room plus access to the rear garden that has lawn, patio area and additional land to the end of the garden plus views over the valley that truly need to be seen to be appreciated. The ground floor has bedroom 3 and entrance hallway. To the first floor are 2 good size bedrooms. The property further benefits from gas central heating and double glazing throughout. If you would like to view this ideal first time/investment property please call the team today on 01792 798 201. No Chain!!

Accommodation

Entrance Hall

Upvc double glazed front door, staircase to first floor.

Bedroom 3

12' 6" x 9' 3" (3.81m x 2.82m)
Double glazed window to the front, built in storage cupboard, radiator, fitted carpet.

** Lower Ground Floor **

Staircase to lower ground floor, radiator, fitted carpet, double glazed window to the front.

Living Room

12' 6" x 9' 4" (3.81m x 2.84m)
Double glazed window to the rear, radiator, fitted carpet.



Dining Room

9' 8" x 9' 1" (2.95m x 2.77m)
Double glazed window to the side, fitted carpet, radiator,
built in storage cupboard.

Kitchen

9' 1" x 8' 11" (2.77m x 2.72m)
Fitted with a matching range of floor and wall units with work
top space over, 1 1/2 sink unit and mixer tap, space
and plumbing for fridge/freezer, washing machine, fitted gas
oven and gas hob with cooker hood fitted over. Double
glazed window to the rear with views, vinyl flooring.

Shower Room

Double glazed window to the rear, tiled shower enclosure
with electric shower fitted over, wash hand basin and w/c,
radiator, spot lights to ceiling, vinyl flooring, part tiled walls,
wall mounted combi boiler fitted.

** First Floor Landing **

Double glazed window to the rear with views, fitted carpet.

Bedroom 1

12' 7" x 9' 3" (3.84m x 2.82m)
Double glazed window to the front, radiator, fitted carpet

Bedroom 2

12' 8" x 9' 11" Max into recess (3.86m x 3.02m Max into
recess)
Double glazed window to the front, radiator, fitted carpet

Garden

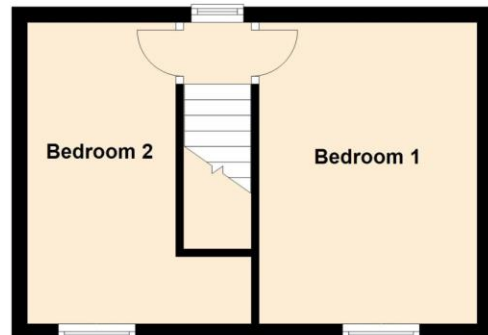
Rear Garden- Patio and lawn areas with spectacular views
across the valley. Additional land at the end of the garden
that could be used to extend the current garden size.

Ground Floor

Lowest Ground Floor



First Floor



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.