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Tompkinson Francis

Chartered Surveyors, Valuers,
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14 Offices Across South Wales

Brecon Road,
Ystradgynlais,
Swansea.
SA9 1HE

Offers In Region Of £89,950



- END OF TERRACE PROPERTY
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- IN NEED OF MODERNISING
- TOWN LOCATION
- NO CHAIN



Ref: PRD10730

Viewing Instructions: Strictly By Appointment Only

REDUCED

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General Description

Town Location!

End of terrace, 3 Double bedroom property, situated on the door step of Ystradgynlais town centre. Property offers; Hallway, 2 Reception rooms, sun room, kitchen & utility area, shower room & cloakroom to the ground floor. 3 Bedrooms & bathroom to the 1st floor. Front & good size rear garden. Spacious family home in need of updating & modernising & centrally located for the town centres amenities, with local bus station across the road, primary & comprehensive schools nearby. Property benefits from gas central heating & double glazing throughout. Viewing is highly recommended to appreciate the convenient location & property. Call us today to book a viewing EPC-F

Accommodation

Hallway

Radiator, door to;

Lounge (12' 05" x 11' 05") or (3.78m x 3.48m)

Bay window to the front, tiled feature fireplace, radiator.

Inner Hall

Staircase to the 1st floor, door to;

Dining Room (12' 04" x 12' 03") or (3.76m x 3.73m)

Feature fire surround with inset electric fire, under stairs storage cupboard, window facing into the kitchen, radiator.



Sun Room (17' 05" x 6' 07") or (5.31m x 2.01m)

Windows to the side, door access to the rear garden. Tiled flooring poly carbonate roof, gas meter.



Kitchen (15' 04" x 9' 04") or (4.67m x 2.84m)

Window to the side, a range of wall & base fitted units, gas hob, electric oven, extractor fan, space for fridge, plumbing for a dishwasher, sink unit, radiator. Leading to;

Utility Area (7' 02" x 5' 08") or (2.18m x 1.73m)

Frosted window to the rear, space for an upright fridge/freezer, plumbing for a washing machine, base fitted units, wall mounted gas central heating boiler, attic entrance, tiled flooring.

Shower Room/W.C. (7' 02" x 2' 09") or (2.18m x 0.84m)

Shower cubicle, low-level WC, fully tiled walls, tiled flooring, radiator.

Landing

Window to the rear, attic entrance, radiator.



Bedroom One (13' 08" x 10' 02") or (4.17m x 3.10m)

Window to the front, radiator.

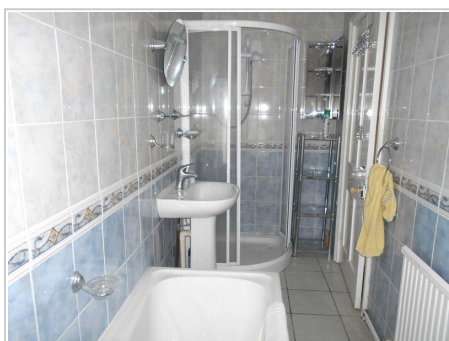


Bedroom Two (10' 08" x 10' 01") or (3.25m x 3.07m)

Windows to the front, radiator.

Bedroom Three (10' 03" x 10' 02") or (3.12m x 3.10m)

Window to the rear, radiator.



Bathroom (13' 03" x 4' 02") or (4.04m x 1.27m)

Frosted window to the rear, panelled bath, shower cubicle, hand basin, low-level WC, fully tiled walls, tiled flooring, spotlights to the ceiling, radiator.

External

Low maintenance frontage, separate door access directly to the rear garden, next door also has right of way. Enclosed good size rear garden with lawn, mature shrubs, outside WC, garden shed, outbuilding & greenhouse.

Services

Mains gas, mains drainage, mains water, mains electricity

EPC Rating:38

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Performance Certificate



12, Brecon Road, Ystradgynlais, SWANSEA, SA9 1HE

Dwelling type: End-terrace house **Reference number:** 0147-2853-7569-9496-7521
Date of assessment: 17 June 2016 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 17 June 2016 **Total floor area:** 116 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

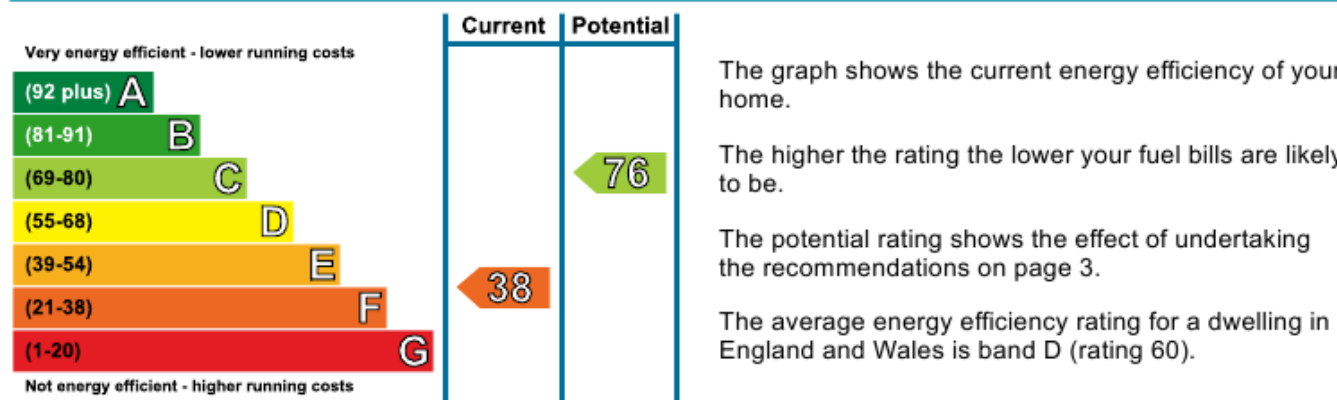
Estimated energy costs of dwelling for 3 years:	£ 6,366
Over 3 years you could save	£ 3,156

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 201 over 3 years	
Heating	£ 5,574 over 3 years	£ 2,775 over 3 years	
Hot Water	£ 438 over 3 years	£ 234 over 3 years	
Totals	£ 6,366	£ 3,210	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,419	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 168	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.