Glantwrch
Ystalyfera
Swansea
SA9 2JW

Price £70,000

• SEMI DETACHED PROPERTY
• 2 BEDROOMS
• 2 RECEPTION ROOMS
• NEEDS MODERNISING & UPDATING
• GAS CENTRAL HEATING
• ENCLOSED REAR GARDEN
• IDEAL BUY TO LET

General Description
Semi detached 2 Bedroom property, situated in Glantwrch, Ystalyfera. Property offers; Hallway, 2 Reception rooms, kitchen to ground floor. 2 Bedrooms & bathroom to the 1st floor. Front & rear garden. Property does require some modernising & benefits from gas central heating & single glazing. EPC-D

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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.

Viewing: 01639 844 426  Website: www.ctf-uk.com  Email: ystradgynlais@ctf-uk.com
**Property Description**

Semi detached 2 Bedroom property, situated in Glantwrch, Ystalyfera. Property offers; Hallway, 2 Reception rooms, kitchen to the ground floor. 2 Bedrooms & bathroom to the 1st floor. Front & rear garden. Property does require some modernising & benefits from gas central heating & single glazing. There is potential to extend kitchen area into outbuilding, which is situated directly behind the kitchen. Many amenities within walking distance, primary & comprehensive schools, local Tesco store & good road links to the M4 corridor. Viewing is recommended to appreciate the potential a the property. Call us today to book a viewing...EPC-E

**Hallway**

Staircase to the 1st floor, gas meter, laminated flooring, radiator.

**Dining Room (10' 11" x 9' 08") or (3.33m x 2.95m)**

Window to the front, tiled feature fireplace, laminated flooring, radiator.

**Lounge (11' 09" x 10' 11" ) or (3.58m x 3.33m)**

Window to the rear, wooden fire surround, inset fire, radiator.

**Kitchen (8' 0" x 5' 10" ) or (2.44m x 1.78m)**

Window to the side, wall & base fitted units, plumbing for a washing machine, electric cooker point, partially tiled walls, tiled flooring, radiator. Door to outbuilding.

**Pantry**

Frosted window to the side, shelved walls, electric meter.

**Outbuilding**

13'5 x 6'1
12'11 x 6'10
Window to the front, partial tiled flooring. Potential to extend kitchen, into the outbuilding.

**Landing**

Window to the side, storage cupboard, attic entrance.

**Bedroom One (13' 09" x 9' 08") or (4.19m x 2.95m)**

Windows to the front, radiator. Storage cupboard, housing gas central heating boiler.

**Bedroom Two (11' 09" x 10' 06") or (3.58m x 3.20m)**

Window to the rear, radiator.

**Bathroom (6' 04" x 5' 06") or (1.93m x 1.68m)**

Frosted window to the rear, panelled bath with shower over, hand basin, low-level WC, fully tiled walls, radiator.

**External**

Frontage, with side access to the rear garden. Enclosed lawn garden & patio area.

**Services**

Mains gas, mains drainage, mains water, mains electricity

**Tenure**

Freehold