

John. Francis

www.johnfrancis.co.uk

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PROTECTED



The Property
Ombudsman



NEW
INSTRUCTION



**113 Cyfyng Road,
Ystalyfera, SA9 2BT**

Offers in the region of £74,995

Arranged Of Three Floors
Tiered Enclosed Garden
Views To The Rear
Double Glazing
EPC TBC

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

KJ/RO/67239/141118

DESCRIPTION

A Property Full Of Charm And Character.

Arranged over three floors, this two bed end of terrace property offers ample accommodation, suitable to both investors and home owners alike. The quaint Welsh home, has a traditional cottage feel and benefits from far reaching views of the ever changing landscape.

Located within the village of Ystalyfera with day to day amenities, a local supermarket close by and good road links via the A4067 to the M4.

ENTRANCE HALL

Enter via double glazed door to front, stairs to lower ground floor, door to;

LIVING ROOM

14'1 x 9'3 (4.29m x 2.82m)
Double glazed window to front, electric storage heater, coving to ceiling, stairs to first floor.

OFFICE

7'4 x 6'5 (2.24m x 1.96m)
Sliding door to entrance hall, double glazed window to front, door to;

BATHROOM

6'8 x 6'5 (2.03m x 1.96m)
Three piece suite comprising of panel bath, WC, pedestal wash hand basin, tiled walls, vinyl flooring, single glazed window to rear, gas boiler for hot water.

FIRST FLOOR LANDING

Storage cupboard, loft access.

BEDROOM ONE

15'2 x 10'1 (4.62m x 3.07m)
Two double glazed windows to front and rear, electric storage heater.

BEDROOM TWO

15'5 x 6'6 (4.70m x 1.98m)
Two double glazed windows to front and rear, electric storage heater.

LOWER GROUND FLOOR

LOUNGE

13'3 x 12'8 (4.04m x 3.86m)
Double glazed window and door to rear, stairs to ground floor with storage cupboard under, storage heater.

KITCHEN

14' x 6'5 (4.27m x 1.96m)
Range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for electric cooker, tiled splash back, lino flooring, double glazed window to rear, please note an electric shower has been installed but can easily be removed to create a wet room for previous use.

EXTERNALLY

To the front of the property there are stone steps down to a paved area that leads to front door. There is a shared side pedestrian access which has been adapted for wheelchair use. The rear garden has been tiered and fenced to create a usable space, where you can enjoy the far reaching views of the surrounding landscape

SERVICES

There is a gas boiler in the bathroom to provide domestic hot water only. Electric storage throughout. We have been advised there are gas pipes for fires in both living rooms.

PLEASE NOTE

The property is situated in the RED ZONE of the

Landslide [Https://www.npt.gov.uk/14131](https://www.npt.gov.uk/14131).
There is KNOTWEED 1 metre outside of the rear garden boundary

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisPont or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

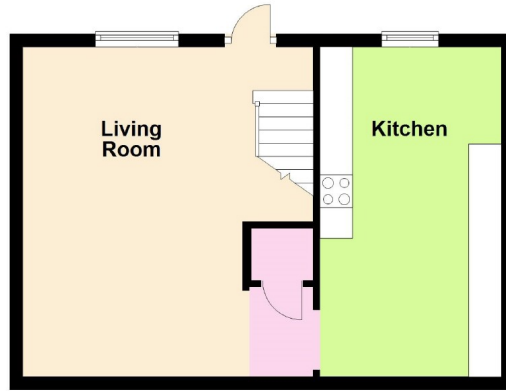
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

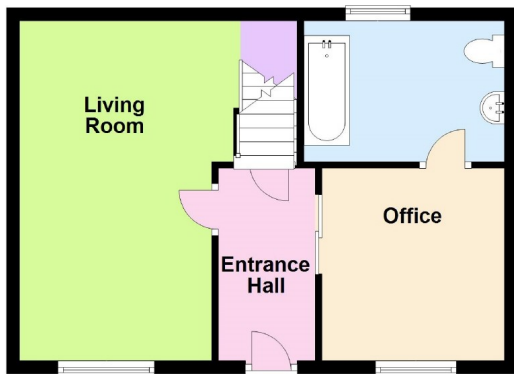
From our Office proceed through High Street and continue on this road down to the A4067 bypass. Take the first turning off the roundabout and proceed on until you see a blue bus shelter on the left, take next left into Church Road, follow the road onto Panteg Road which then becomes Cyfng Road and the property is located on the right hand side identified by John Francis For Sale board.

Basement

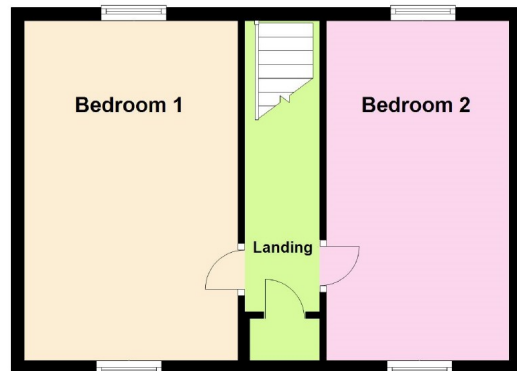
Please Note : All sizes are approximates and this plan is NOT to scale



Ground Floor



First Floor



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