





Bungalow - Dormer Terrace (EPC Rating: D) Freehold

JAMES STREET, YSTRADGYNLAIS, SWANSEA, SA9 1EX

Reduced To

£149,000

THOMAS & THOMAS estate agents

3 1 2 D

3 Bedroom Bungalow - Dormer Terrace located in Swansea

We are pleased to offer For Sale this terraced 3 Bedroom Property located within the village of Ystradgunais offering local amenities of supermarkets, sports centre, doctors surgery, school, cafes and eateries with easy access to the M4 corridor . The accommodation comprises, lounge, sitting room, kitchen and shower room located on the ground floor with 3 bedrooms on the first floor. Externally there is an enclosed rear garden laid mainly to lawn with pedestrian right of way access to the left . The property benefits from Gas Central Heating & uPVC Double Glazing.

Council Tax Band- B. Freehold. EPC- D68 NO ONWARD CHAIN.

Ground Floor
With front entrance door leading into...

Entrance Hall
With radiator.

Lounge
3.40 x 3.41 (11'1" x 11'2")
With radiator, textured and coved ceiling, fireplace and uPVC bay window to the front.

Sitting Room
3.76 x 4.77 (12'4" x 15'7")
with radiator, open staircase to first floor, coved ceiling, fireplace and window to the rear.

Kitchen
4.18 x 2.80 (13'8" x 9'2")
With radiator, range of base and wall units, single bowl sink unit with mixer taps, gas hob, electric oven below with extractor above, plumbing for automatic washing machine, space for fridge/freezer, smooth ceiling, part tiled walls, uPVC window to the rear of the property and door leading to rear porch and door leading to the rear of the property.

Shower Room
1.92 x 1.97 (6'3" x 6'5")
With radiator, low level flush WC, pedestal wash hand basin, shower cubicle with Respatex walls, extractor fan and uPVC window to the rear of the property.

First Floor

Bedroom 1
2.82 x 4.0 (9'3" x 13'1")
With radiator, Storage cupboard, coved ceiling, Hatch to roof space and uPVC window to the front.

Bedroom 2
2.90 x 2.12 (9'6" x 6'11")
With radiator, storage cupboard, coved ceiling, laminate flooring and uPVC window to the rear.

Bedroom 3
2.77 x 2.20 (9'1" x 7'2")
With radiator, cupboard housing wall mounted gas boiler providing domestic hot water and central heating, laminate flooring and uPVC window to the rear.

External
Front : With front gated forecourt leading to entrance door.

Rear : With level enclosed good size rear garden, pedestrian access from the left, mature trees and shrubs, patio area, lawned area with wooden storage shed.

Services
Mains gas, electricity, water and drainage.

Council Tax
Band-B

TENURE
Freehold ?

NOTE
All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.



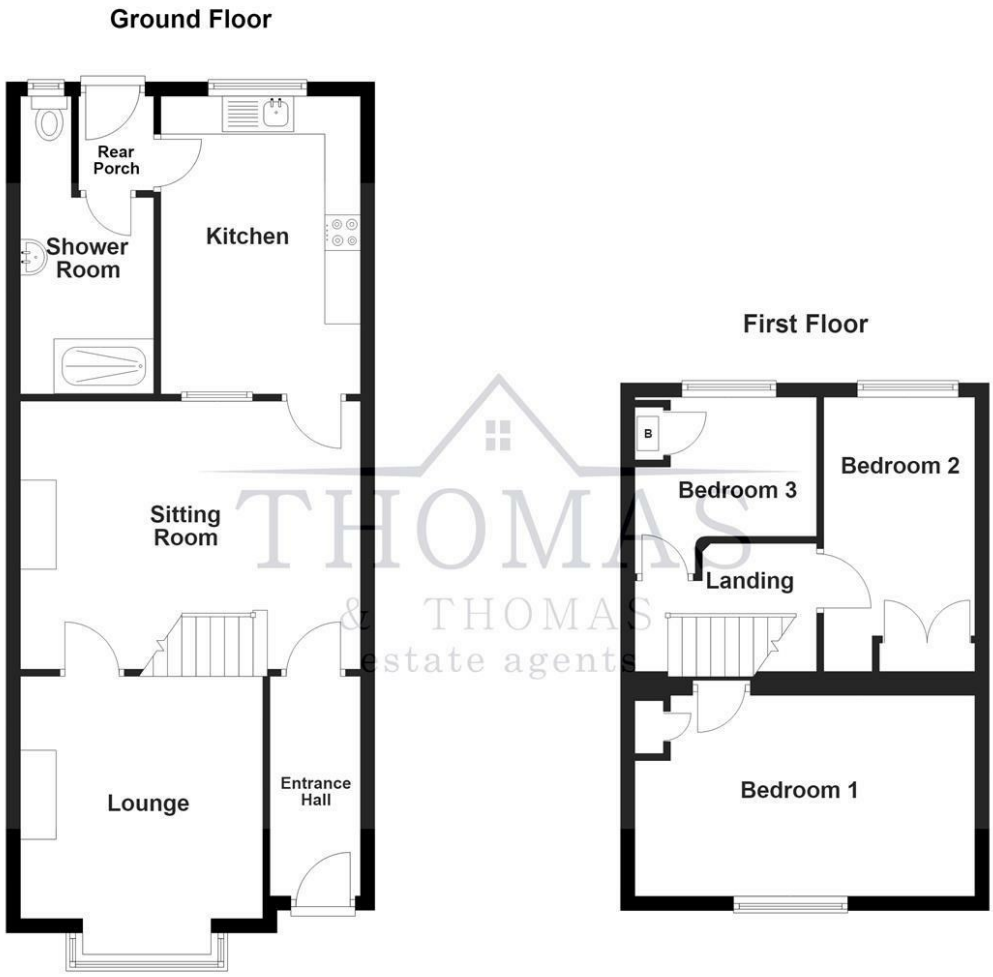
VIEWIINGS
By appointment with the selling agents on 01269 597949 or e-mail on ammanford@thomasandthomas-property.co.uk

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Directions





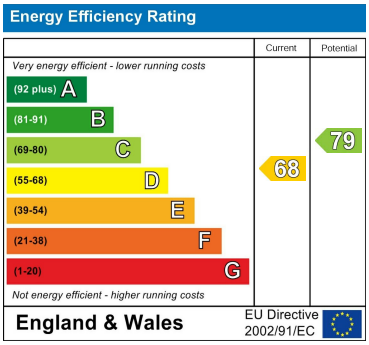


Total area: approx. 84.9 sq. metres (913.4 sq. feet)

Council Tax Band

B

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.