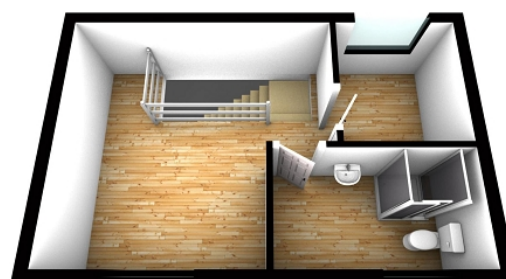


Ground Floor



First Floor



**Heol Tawe
Abercraf
Swansea
City And County of Swansea.**

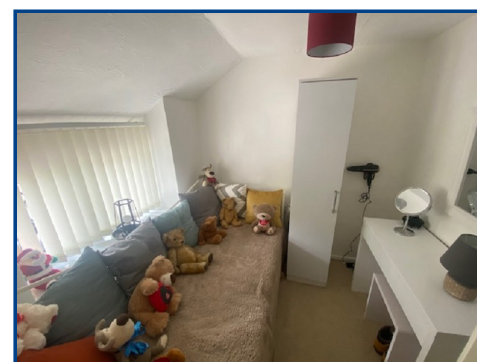
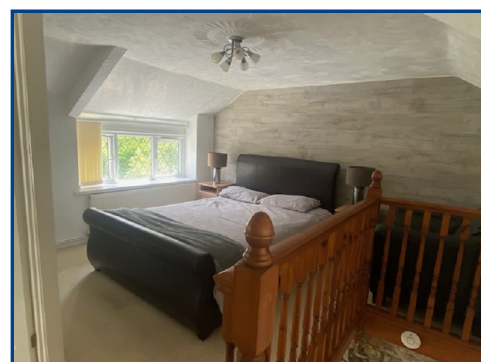
Price £149,950



- 2 BEDROOM COTTAGE
- FEATURE STONE FIREPLACE MULTI FUEL BURNER
- SOUTHERN FACING GARDEN
- MOUNTAIN AND WOODLAND VIEWS
- FOOT OF BANNAU BRYCHEINIOG NATIONAL PARK
- SHORT DRIVE FROM TOWN CENTRE
- EASY COMMUTE TO M4
- LOCAL AMENITIES CLOSE BY

General Description

A gorgeous cottage with character! This property would make an ideal holiday let or home for couples / singles. Stunning feature stone fireplace to snuggle up in front of whilst enjoying the mountain views. Situated in the village of Abercraf at the foot of Bannau Brycheiniog National Pak.



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Property Description

With a two tiered garden making you feel like you are amongst the tree tops, this cottage with Southern facing garden enjoys views and charm. Nestled in the village of Abercraf which has family friendly pubs, post office and school. A short drive from Ystradgynlais Town centre and set at the foot of the National Park with mountain and river walks on your door step.

Lounge (13' 1" x 13' 7") or (3.98m x 4.13m)

Enter property via stable style glazed door to the rear, enter into lounge with wood effect flooring, window to rear with stunning mountain and woodland views, beautiful stone feature wall fireplace with multi fuel

burner, two radiators, character beams and stairs to first floor.

Kitchen (13' 0" x 6' 11") or (3.95m x 2.12m)

Enter from lounge via glazed bi-fold doors into kitchen, wood effect flooring, base kitchen units and one tall storage cupboard, room for washing machine, dishwasher and fridge freezer, window to rear, radiator.

Bedroom 1 (13' 2" Max x 13' 4" Max) or (4.01m Max x 4.06m Max)

Stairs up from lounge into bedroom 1, with window to front of the property, window to rear with stunning Southern facing views, carpet flooring, electric wall mounted heater,

radiator, access to bedroom 2 and shower room.

Bedroom 2 (7' 0" x 7' 3") or (2.13m x 2.21m)

Window to front of property, radiator, carpet flooring.

Shower Room (5' 10" x 10' 0") or (1.77m x 3.05m)

Floor to ceiling tiles in wet areas, one and a half cubicle shower, sink, W.C. window to rear of property, vinyl flooring, radiator, loft access.

EXTERNALLY

Access to property is via steps down to the side, large patio area accessible from French

Doors in lounge and stable door. Southern facing garden with steps down to a second tier area with artificial lawn, overlooking the mountains and woodlands. Outbuilding for storage from patio.

Agents Notes

Communal parking available across the road from the property.

Property has oil central heating, wall mounted electric radiators and multi fuel burner.

Services

Mains electricity, mains water, mains gas, mains drainage

