



## 21 Heol Glantawe Ystradgynlais, Swansea, SA9 1ES

**Offers In The Region Of £380,000**

Nestled within a highly sought-after location, this delightful three-bedroom semi-detached cottage combines character, charm, and generous living space, all within easy reach of local shops and amenities.

The accommodation briefly comprises a welcoming lounge, a separate sitting room featuring an attractive stone feature wall and a cosy log-burning stove, creating a warm and inviting focal point. An impressive large kitchen/diner forms the heart of the home, providing the perfect space for family life and entertaining guests.

To the first floor are three well-proportioned bedrooms and a family bathroom, offering comfortable accommodation for growing families or those seeking additional space.

Retaining a wealth of character and charm throughout, this attractive cottage presents a rare opportunity to acquire a deceptively spacious home in a desirable and convenient location. Early viewing is highly recommended.

## Main Dwelling



Enter through PVC door into:

## Lounge 13'5" x 11'9" (4.10 x 3.60)



With stairs to first floor, radiator, window to side and front.

## Lounge



## Kitchen/Diner 20'10" x 24'9" (6.37 x 7.55)



Fitted with base and wall units in black with coordinating work surfaces to include, sink and drainer with mixer tap, integrated fridge/freezer, wine cooler and dishwasher, electric oven with induction hob, three upright radiators, tiled flooring, door to side as well as bi folding doors to the rear of the property.

## Kitchen/Diner



### Kitchen/Diner



### Sitting Room



### Sitting Room 7'4" x 13'9" (2.24 x 4.20)



With stone wall, log burner, window to front and radiator.

### Landing

### Bedroom one



Double bedroom with window to rear and radiator.

### Bedroom one



### Bedroom three



### Bedroom two 12'4" x 9'0" (3.77 x 2.76)



Double bedroom with radiator and window to rear.

### Bedroom two



With window to front and radiator.

### Bathroom 7'4" x 14'9" (2.25 x 4.52)



Fitted with three piece suite to include; freestanding bath, low level wc, pedestal wash hand basin, shower cubicle, tiled flooring with window to front and side.

## Bathroom



## Outside



## Outside



## Outside



Enclosed rear garden with laid to lawn, storage shed and patio area. To the front of the property you have off road parking for two vehicles.

## Drone Image



### Agents Notes

Local Authority - Powys

Council Tax Band: B

Annual Price:

£1,829

### Agents Notes

Conservation Area :

No

Flood Risk:

River : Low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.17 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

6 Mbps

Superfast

57 Mbps

Satellite / Fibre TV Availability:

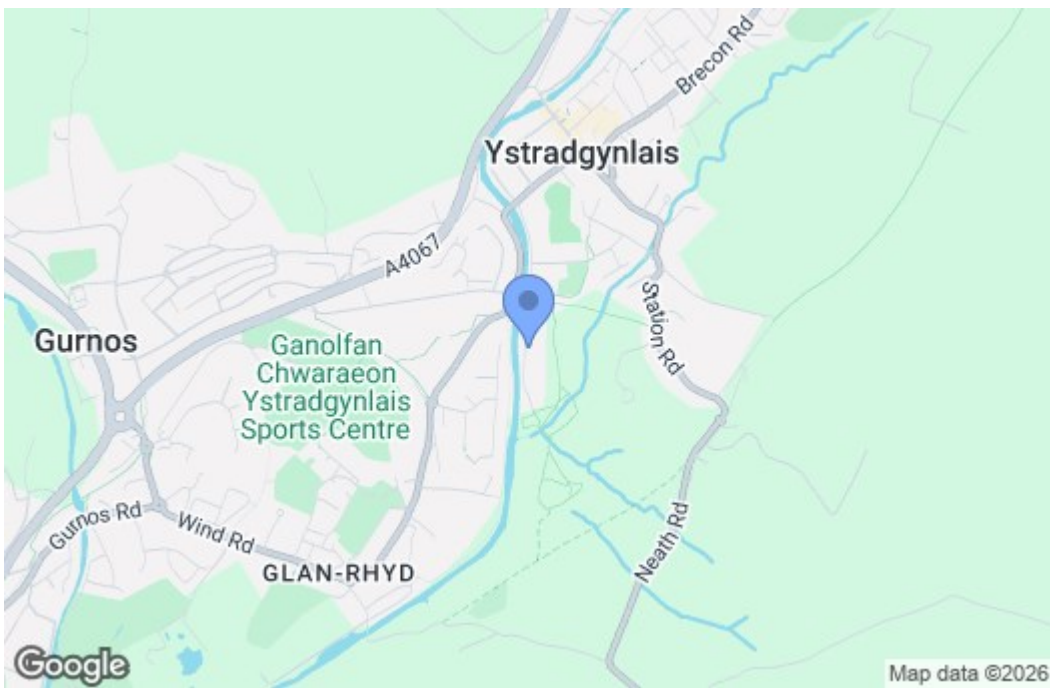
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Sky

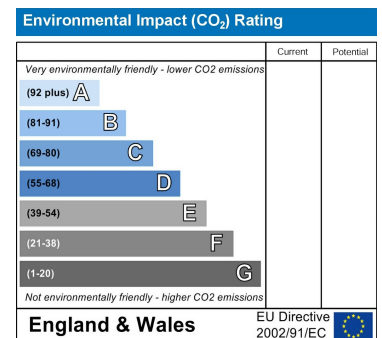
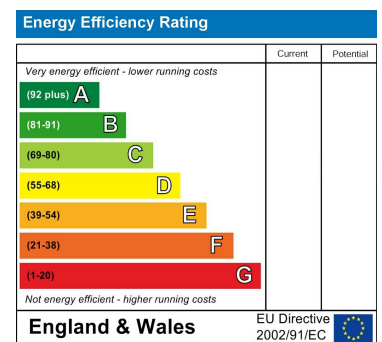
Virgin

## Floor Plan

## Area Map



## Energy Efficiency Graph



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