



2 William Street, Ystradgynlais, Swansea, SA9 1AT

Offers In The Region Of £209,950

Beautifully presented and located in a desirable village setting, this delightful property offers a warm and inviting atmosphere throughout. The spacious lounge/dining room provides a comfortable living space, while the kitchen includes ample room for a dining table. The ground floor also benefits from a modern shower room combined with a utility area. Upstairs, there are three bedrooms, including an en-suite shower room. Externally, the property features an enclosed rear garden filled with mature shrubs and bushes, offering a peaceful retreat. Additional benefits include side access and a quaint front garden that adds to the home's curb appeal.

Main dwelling



"Charming cottage-style home situated in a sought-after village location, surrounded by delightful local shops and convenient access to major supermarkets."

Hallway



Stairs to first floor and door into main lounge/dining room.

Lounge 22'04 x 12'89 (6.81m x 3.66m)



This beautiful and spacious room seamlessly opens into a welcoming dining area, creating a perfect space for entertaining and everyday living. A charming cast iron-style fireplace with a granite hearth serves as a striking focal point, complemented by elegant built-in shelving that adds both character and functionality. Natural light floods the space through windows to the front and side, while an understairs cupboard provides convenient additional storage. Two radiators ensure the room stays warm and inviting year-round.





Dining area



Kitchen 13'92 x 12'60 (3.96m x 3.66m)



The kitchen is fitted with a generous range of base and wall units in sage green finish, offering ample storage and a warm, inviting feel. Integrated appliances include an electric oven, a housed oven and grill, and a dishwasher, all designed for modern convenience. The space also features a sink drainer with mixer taps, clever pull-out ladder cupboards, and wall-mounted shelving for additional practicality. Tiled flooring adds durability and charm, while a window to the rear allows natural light to fill the room. A side door provides direct access to the utility room/ shower room, and access to rear garden.



Shower room 8'46 x 4'89 (2.44m x 1.22m)



The bathroom is tiled to both walls and floor and comprises a shower cubicle, pedestal wash hand basin, low-level WC, wall-mounted heated towel rail, and built-in storage shelves.

Utility room

Room for washing machine and tumble dryer, storage space and rear access door.

Landing 8'41 x 7'45 (2.44m x 2.13m)



Spacious landing with a side skylight. From the landing, there is potential to reconfigure access to the current en-suite, allowing it to serve as the main bathroom instead.



Bedroom one 13'53 x 13'85 (3.96m x 3.96m)



Double room with window to rear door into En-suite shower room and radiator.



En-suite shower room



Modern suite to include; double shower, pedestal wash hand basin, low level WC, window to rear and radiator.

Bedroom two



Double room with window to rear and radiator.

Bedroom three 11'21 x 8'29 (3.35m x 2.44m)



Skylight and radiator.

Rear garden



Enclosed rear garden featuring mature trees and shrubs, an outside water tap, side access, and offering a good degree of privacy. The garden also includes two timber sheds which will remain, along with a level patio area."



Timber sheds



Street view



Drone view



Ariel view



Superfast
56 Mbps
Satellite / Fibre TV Availability

BT
Sky

Council tax

Band: B
Annual Price: £1,738

Main entrance



Services

Conservation Area No

Floor Area

0 ft 2 / 0 m 2

Plot size

0.04 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

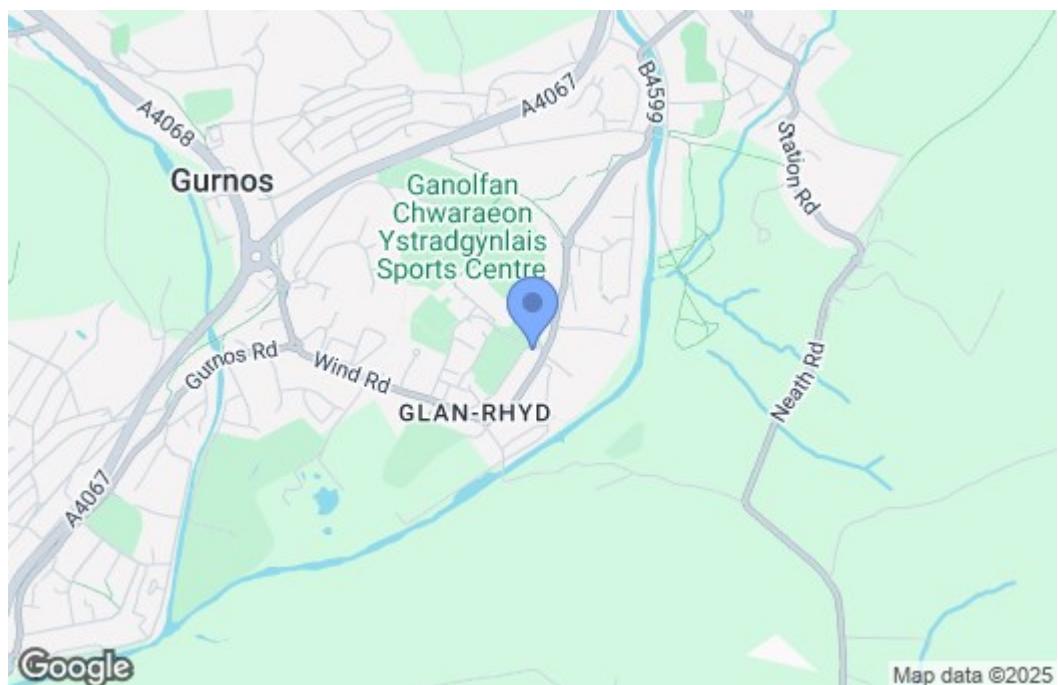
Basic

17 Mbps

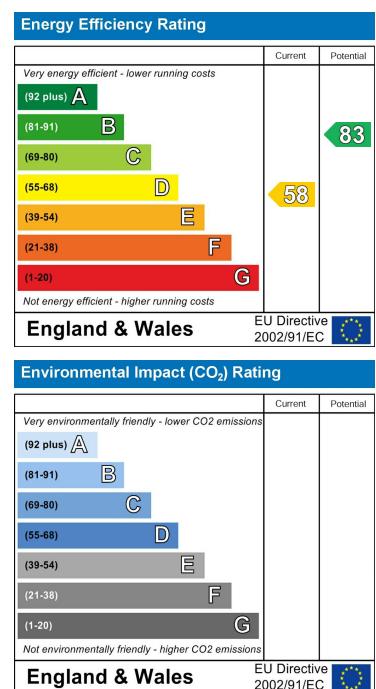
Floor Plan



Area Map



Energy Efficiency Graph



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