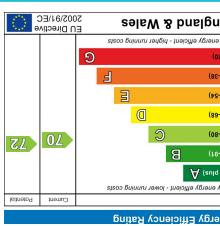




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Prepared for Dawson's Property REPF: 122595
Prepared in accordance with RICS Property Measurement 2nd Edition. © dawson 2025



EPC



AREA MAP



Maesyffynnon, Neath Road, Ystradgynlais, Swansea, SA9
Approximate Area = 1204 sq ft / 111.8 sq m
For identification only - Not to scale

FLOOR PLAN



Maesyffynnon Neath Road

Ystradgynlais, Swansea, SA9 1PR

Offers Over £200,000



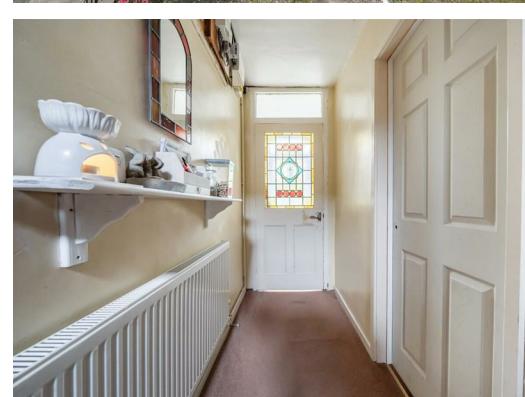
GENERAL INFORMATION

Situated on Neath Road in the charming town of Ystradgynlais, Swansea, this well-presented semi-detached house offers a delightful blend of comfort and style. With three spacious bedrooms, this property is perfect for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings.

The fitted kitchen is a practical and attractive space, designed to meet all your culinary needs. It flows seamlessly into the rest of the home, ensuring that you can enjoy cooking while still being part of the action in the adjoining living areas.

One of the standout features of this property is the generous rear garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months.

Additionally, the convenience of driveway parking adds to the appeal, providing easy access and peace of mind for you and your guests.



FULL DESCRIPTION

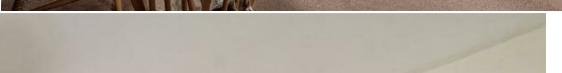
Entrance



Porch



Hallway



Lounge

13'10 x 10'11 (4.22m x 3.33m)



Dining Room

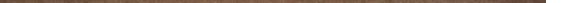
17'9 x 14'2 (5.41m x 4.32m)



Shower Room

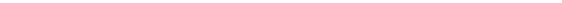
Kitchen

10'7 x 10'6 (3.23m x 3.20m)

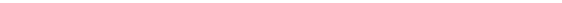


Conservatory

12'6 x 6'2 (3.81m x 1.88m)



First Floor



Landing

Bedroom One

11'7 x 10'3 (3.53m x 3.12m)

Bedroom Two

14'11 max x 11'7 max (4.55m max x 3.53m max)

Bedroom Three

11'10 x 7'5 (3.61m x 2.26m)

External

Parking

Driveway.

Council Tax Band

C

EPC

C

Tenure

Freehold

Services

Mains electricity, water and sewerage.

Broadband - The current supplier is Vodafone.

Mobile - There are no known issues with mobile coverage using the vendor's current supplier, Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information

Property is heated by a combination of solar, oil and air pump.

