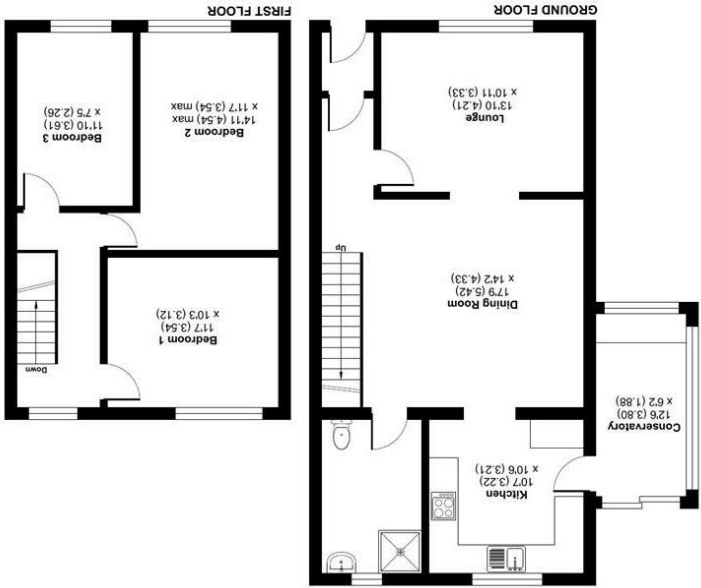


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

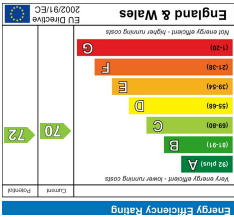
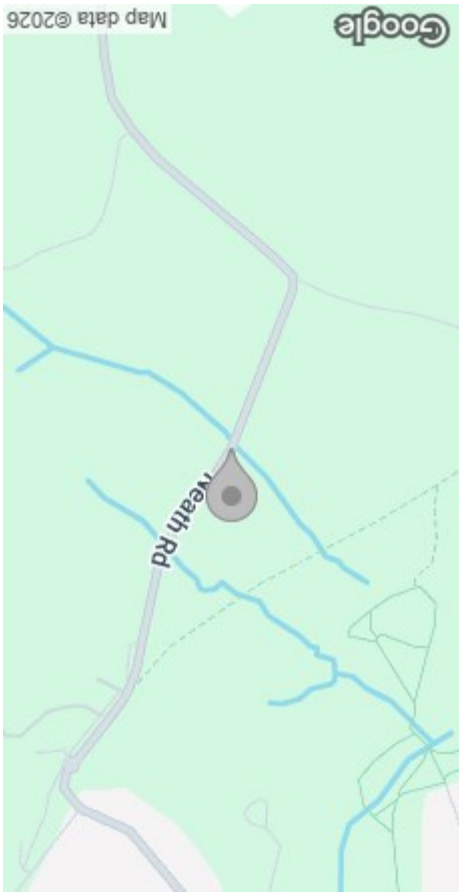
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Measurement). © redroom 2025. REF: 1325485



Maesyffynnon, Neath Road, Ystradgynlais, Swansea, SA9

Approximate Area = 1204 sq ft / 111.8 sq m

For identification only - Not to scale



Maesyffynnon Neath Road

Ystradgynlais, Swansea, SA9 1PR

Offers Over £200,000

3 1 2 C

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.

