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3 Clyngwyn Road
Ystalyfera
Swansea
SA9 2AE

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Asking price **£295,000**

A spacious detached Dormer bungalow on a generous sized plot, which is located in the Village of Ystalfera.

Spacious detached dormer bungalow

Located in the village of Ystalyfera

Far reaching views of the Swansea Valley

Three Bedrooms

Ground floor shower room

First floor family bathroom

Ample parking to front

Viewings highly recommended





A spacious three bedroom detached, dormer bungalow situated on a generous plot with front and back gardens, with parking for multiple cars and a garage. The property is located close to local amenities in Ystafalfa with a children's park on the road. The property also benefits from far reaching views across Swansea Valley.

Enter the property through a front porchway to the HALLWAY (4.8 x 2.3) with open back stairs leading to the first floor, access to the Lounge, Kitchen, Shower Room, Bedroom 1 and Bedroom 2.

The Large LIVING AREA (3.1 x 6.1) is entered through a six wooden glossed door, it is light and airy with wallpapered walls and fitted carpet. This room benefits from high

ceilings and a large bay window which floods light into the room, a gas fire, and an archway leading into the Dining Room.

The generously sized DINING ROOM (3.5 x2.8) has double patio doors leading to the garden, wallpaper to the walls, fitted carpet and door to the Kitchen.

The KITCHEN (3.2 x3.3)is mainly laid to tile with tiled walls and tile effect floor, it has a modern fitted kitchen suite comprising of; gloss slab doors with chrome handles, fitted worktop with electric four ring gas hob, oven with grill and extractor over, a single stainless steel sink with drainer, space and plumbing for white goods, UPVC double glazed window overlooking the rear garden, UPVC back door leading to the back PORCH and a Valliant combination boiler.

Enter the DOWNSTAIRS SHOWER ROOM (1.7 x1.9) via a six panel wooden glossed door, the room is mainly laid to tile with tiled walls and tile effect floor, a white three piece suite comprising; a wall mounted sink with hot and cold tap, a toilet with wooden seat and lid, a corner opening, square shower unit with a mixer shower and a UPVC double glazed window to the rear.

BEDROOM ONE (4.1 x3.6) is a generous double with a six panel wooden glossed door, UPVC double glazed windows overlooking the front of the property, a double radiator, and parquet flooring. The walls are flat plaster painted white with wood panelling to the lower half of the walls and with an Artex to the ceiling.

BEDROOM TWO (3 x 3.3) is another spacious double bedroom with a six panel wooden glossed door, a UPVC double glazed window overlooking the rear garden, wallpaper to walls, Artex to the ceiling and fitted carpet.

STAIRS AND LANDING providing access to Bedroom Three, and the airing cupboard with open back stairs fitted in a brown carpet, a stained wood handrail, wallpaper to walls, a double glazed UPVC window, single radiator, and an eaves storage cupboard.

Enter BEDROOM THREE (4.1 x3.5) through a six panel wooden glossed door this room has UPVC double glazed windows overlooking the front of the property, UPVC double glazed patio doors opening up to the flat roof of the garage, beige fitted carpet and integrated Eaves storage cupboards, the walls are flat plaster painted lilac, the ceiling is flat plaster painted white.

STORAGE ROOM (4.4 x2.5) with a six panel wooden glossed door, the ceiling is wood clad to a pine finish, the walls are flat plaster painted white, natural wood finish flooring, Eaves storage cupboards and access to the loft. Enter into the FAMILY BATHROOM (1.9 x2.6)via a six panel wooden glossed door, it has a three piece suite comprising of; a beige colored bath with hot and cold taps, pedestal sink with hot and cold taps, pull flush toilet with wooden lid, polystyrene tiles to the ceiling, tiled walls, linoleum flooring , and a UPVC double glazed window overlooking the side of the property. The rear of the property has three tiers, the lower tier is a large patio area extending to the width of the property with a small enclosed patio area with outside lighting to the walls, steps lead to the second tier terraced area which is mainly laid with concrete slabs with raised borders. Finally the third tier is laid to lawn with mature shrubs and trees.

EXTERNALLY The front and back gardens are mainly laid to lawn with mature shrubs surrounding, the boundaries are mainly brick and feather edge fence. At the front of the property there is a large parking area extending to the right hand side of the property, this area could easily accommodate five cars. GARAGE (6.7 x3.6) with an up and over door, concrete floor, fiberglass roof, power, main consumer unit, gas meter, Upvc double glazed windows, Upvc double glazed door leading to the rear patio area.





Directions

SAT Nav Users: SA9 2AE

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating

Viewing strictly by
appointment through
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