



## 23 Commercial Street, Ystradgynlais SA9 1JH

**Offers in the region of £150,000**

Heart Of Ystradgynlais Town Centre  
Ample Off Road Parking To The Rear  
Enormous Potential To Extend  
Ideal 1ST time Buyer Or Investment  
EPC: E45

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	46	83
EU Directive 2002/91/EC		

**KW/WJ/80761/170921**

## **DESCRIPTION**

Centre Of Ystradgynlais Town, With Ample Parking To The Rear...

Situated in the popular and sought after town of Ystradgynlais, where you will find a good selection of day to day amenities and supermarkets close by. The location also boasts a peaceful wooded parkland known as the Diamond park ideal for those family walks. The property does require some updating while benefitting from ample parking to the rear for several vehicles, three bedrooms and a ground floor bathroom. Please note the neighbouring property has the right of access for weekly recycling

## **ENTRANCE**

Entered via double glazed door, laminate flooring, original feature door leading to;

## **LIVING/DINING ROOM**

22'8 x 10'10 (6.91m x 3.30m)

Double glazed windows to front and side, single panel radiator, stairs to first floor.

## **KITCHEN**

12'10 x 10'10 (3.91m x 3.30m)

Fitted with a range of wall and base units with worktop over, stainless steel sink and drainer with a tiled splashback, cooker space, plumbing for washing machine.

## **REAR HALLWAY**

Double glazed wooden door to rear.

## **BATHROOM**

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with shower overhead, double glazed window to rear.

## **FIRST FLOOR LANDING**

9'6/6'3 x 6'3 (2.90m x 1.91m)

Doors to;

## **BEDROOM ONE**

12'4 x 11'9/3 (3.76m x 3.35m)

Double glazed window to front, single panel radiator.

## **BEDROOM TWO**

11'1 to wardrobes x 10'9 (3.38m to wardrobes x 3.30m)  
Double glazed window to rear, single panel radiator, fitted wardrobes, wall mounted gas fired combination boiler servicing the domestic hot water and central heating system, access to storage loft.

## **BEDROOM THREE**

10'3 x 5'5 (3.12m x 1.65m)  
Double glazed window to the side elevation and a single panel radiator.

## **EXTERNALLY**

Side driveway provides parking for a small vehicle. To the rear of the property which is gained from the pay & display car park, ample parking can be found for several vehicles. The garden is mainly laid to lawn with side shrub area and 2 **STORAGE OUTBUILDINGS**  
Please note the neighbouring property has the right of access for weekly recycling.

## **SERVICES**

We are advised that mains services are connected to the property. Gas fired central heating system.

## **VIEWING**

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

## **TENURE**

We are advised that the property is Freehold

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From our Pontardawe office proceed up High Street and continue on this road all the way down to the A4067 bypass, taking the first exit. Proceed on through the traffic lights at Graig Newydd. At the roundabout take the second exit signposted Brecon, and continue onto the next roundabout and continue along towards Brecon and Ystradgynlais. At the lights, turn right on to Heol Giedd, following this road to the end, and then take a left on to Commercial Street, where the property is located on the right-hand side of the road, not long after the chapel.