# Dolfain
# Ystradgynlais
# Powys.

Price **£145,700**











- Ideal First Time Buy Or Investment
- Ground Floor Cloakroom & Utility Room
- Close To Ystradgynlais Town Centre
- Enclosed Rear Garden
- Off Road Parking To Front
- Gas Central Heating & Double Glazing

## General Description

**EPC Rating: E53**

IDEAL FIRST PURCHASE. This well presented three bedroom semi detached property with a light an airy feel due to the fact that many of the rooms are double aspect. Accommodation consists of lounge with patio doors to the rear opening to the garden. Kitchen breakfast room, WC and hallway to the ground floor with a Rear entrance hall and a handy Utility room. Two Double and one single bedrooms and a bathroom to the first floor. Gardens to the front and Rear. Walking distance of Ystradgynlais Town Centre with its many amenities and Golwg Y Cwm Primary School.

# Dolfain, Ystradgynlais, Powys.

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Good rood links to the M4 Corridor and Bannau Brycheiniog National Park

## Entrance
Entrance on side via a double glazed door and door to rear. Radiator and stairs to first floor.

## Utility Room (0' 0" x 66' 4" x 5' 3") or (0.00m x 20.22m x 1.60m)
Plumbing for washing machine, space for fridge freezer and window to rear.

## Cloakroom
Low level WC, wash hand basin and vanity. Tiled floor and walls and double glazed window to rear.

## Kitchen. (17' 8" x 9' 0") or (5.39m x 2.75m)
Fitted with a range of wall and base units, ceramic hob, extractor and electric oven. Stainless steel sink and drainer and tiled splash back. Storage cupboard, half tiled floor, two radiators and two double glazed windows to front.

## Living Room (15' 3" x 11' 1") or (4.65m x 3.39m)
Double glazed window to front and patio doors to rear. Brick fire place with electric flame effect fire and double radiator.

## Landing
Airing cupboard with gas boiler providing hot water and central heating. Double glazed window to side, access to storage loft no ladder, electric and not boarded.

## Bedroom 1 (15' 3" x 8' 10") or (4.65m x 2.70m)
Double glazed window to front, radiator, fitted wardrobes and over head storage.

## Bedroom 2 (11' 1" x 8' 10") or (3.39m x 2.70m)
Double glazed window to front, radiator and wardrobes.

## Bedroom 3/Office (9' 0" x 8' 4" Max) or (2.74m x 2.54m Max)
Double glazed window to front and radiator.

## Bathroom (9' 1" x 5' 10") or (2.78m x 1.77m)
Three piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath with electric shower, 1/2 tiled walls, radiator and double glazed window to side.

## External
Driveway providing off road parking for two vehicles. Side lawn and flower beds. Side access to a good size patio, garden laid to lawn and block built storage shed.

## Broadband and Mobile phone
Fast broadband in the area and mobile coverage is deemed to be good.

## Please Note
Property is non standard construction - Canadian Timber Frame built in the 1970/80sLimited Mortgage companies

## Tenure
Freehold

## Council Tax
A

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