



29 Penywern Road, Ystalyfera SA9 2NH

Offers in the region of £179,950

Attractive 3 Bed Detached House
Open Plan, Modern Kitchen/Dining Room
Good Size Rear Garden With Views
Popular Location In Ystalyfera
Ideal Family Accommodation

DESCRIPTION

A lovely detached family property situated in the village of Ystalyfera, enjoying views of the Darren Mountain from the rear garden. The property has been upgraded by the current vendors and boasts a spacious and open plan kitchen/dining room, double-glazed and gas central heating. Externally there is a good size rear garden which has paved patio and lawned areas.

Ystalyfera has a range of amenities on offer, including shops, schools, public houses, hairdressers and a doctors surgery. There are good road links to the A4067 leading to the M4 motorway for easy commuting to other towns such as Swansea, Neath and Brecon.

ENTRANCE

Double-glazed entrance door to the front, open to:

OPEN PLAN KITCHEN/DINING ROOM

27'1 x 13'5 (widest points) (8.26m x 4.09m (widest points))
Double-glazed windows to front, side and rear, vinyl flooring, a range of modern wall and base units with worktops over incorporating a 1½ stainless steel sink and drainer unit, integrated electric oven with four ring electric hob and extractor hood, integrated dishwasher, space for fridge freezer, two radiators, breakfast bar, staircase to the first floor, inset ceiling spotlights, door to:

UTILITY/WC

Vinyl flooring, WC, space and plumbing for washing machine and tumble dryer, space for fridge, work surfaces, loft hatch, radiator, wall mounted 'Baxi' boiler.

LOUNGE

12'11 x 10'3 (3.94m x 3.12m)
Double-glazed windows to the front and rear, two radiators.

FIRST FLOOR LANDING

Double-glazed window to the rear, loft hatch, air conditioning unit, door to:

BEDROOM ONE

12'1 x 10'8 (widest points) (3.68m x 3.25m (widest points))
Double-glazed window to the front with views of the Darren Mountain, radiator.

BEDROOM TWO

13'9 x 7'4 (4.19m x 2.24m)
2 double-glazed windows to the front with views of the Darren Mountain, radiator.

BEDROOM THREE

8'3 x 7'5 (2.51m x 2.26m)
Double-glazed window to the rear, radiator.

BATHROOM

Double-glazed window to the rear, vinyl flooring, WC, pedestal wash hand basin, panelled bath with overhead shower and additional hose, part tiled walls, towel heater, extractor fan.

EXTERNALLY

To the front of the property there is stepped access up to the houser, as well as a lawned garden. There is side pedestrian access to the rear garden, which is mainly laid to lawn but also has two patio areas and a storage shed. From the rear garden there are beautiful views over the Darren Mountain.

SERVICES

We are advised that mains services are connected to the property.

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

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisPont or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

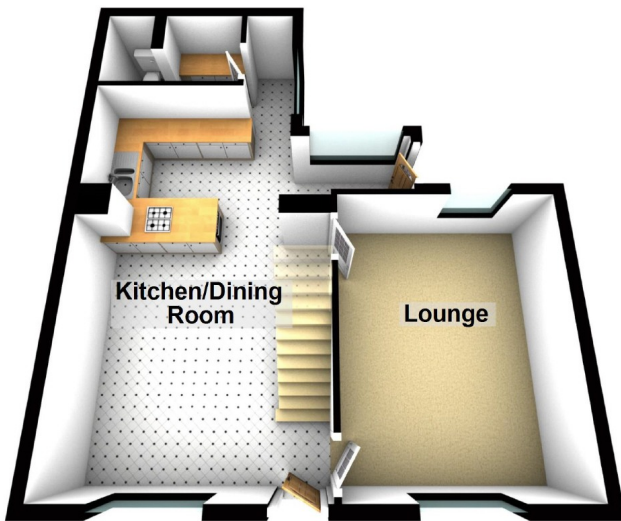
GENERAL NOTE

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.

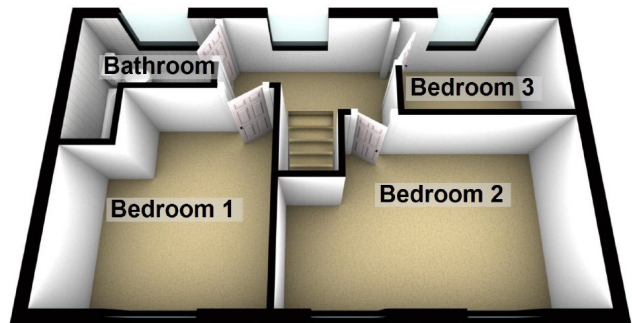
DIRECTIONS

From our Pontardawe Office continue along High Street into the village of Ynysmeudwy. Go straight accross the mini roundabout, and then take the first exit at the main roundabout and continue along the A4067 bypass. After the traffic lights, turn at the first left into Church Road and follow the road up to Pantteg Road onto Cyfyng Road until the road changes to Wern Road. Take the first left onto Penywern Road. Proceed up the hill, where the property will be located on the left-hand side.

Ground Floor

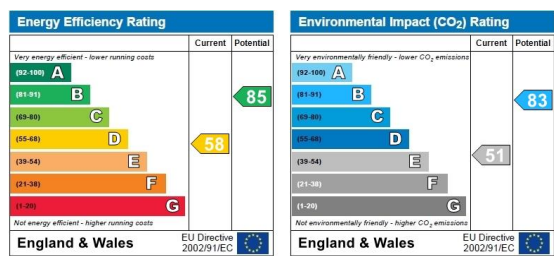


First Floor



Please Note:- This plan is for illustrative purposes only and is NOT scale
Plan produced using PlanUp.

29 Penywern Road, Ystalyfera SA9 2NH



**John.
Francis**