



**40-42 Commercial Street,
Ystradgynlais, Swansea, SA9 1JH**

FOR SALE
£165,000



- **3 BEDROOM DETACHED**
- **FIRST FLOOR BATHROOM**
- **OFF ROAD PARKING**



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Property Description

T Samuel Estate Agents are pleased to bring to the market this three-bedroom detached property, situated on Commercial Street in Ystradgynlais. Ideally located close to all the amenities the village has to offer, this home combines convenience with potential.

The ground floor accommodation comprises a porch which leads to a welcoming lounge diner, a fitted kitchen, and a practical utility room. Access to the sheltered outdoor space. To the first floor, there are three bedrooms alongside a family bathroom. This versatile property lends itself to a variety of uses — whether as a comfortable family home, a buy-to-let investment, or even an Airbnb, subject to the necessary planning consents. It is Rent Smart Wales compliant, making it immediately suitable for landlords. No onward chain.

Ystradgynlais itself is a vibrant town, positioned on the River Tawe. The town is on the edge of the Brecon Beacons National Park, it offers an attractive balance of rich industrial heritage and access to outdoor activities. Aberdulais Falls and Dan Yr Ogof Caves are all within easy reach. The town provides a wide range of local amenities including shops, cafes, schools, sports centre. A few pubs offering craft beers and good food. Another point of interest is the historic Ynyscedwyn Ironworks arches and worth a visit.

Contact T Samuel Estate Agents to arrange a viewing!!

Porch

Entrance to the property is via full glass upvc door from the driveway. Smooth emulsion ceiling and walls. Carpets laid. Dordogne Oak door giving access to the lounge diner.

Lounge Diner

5.29 m x 3.66 m

The lounge diner is a bright and welcoming space, finished with smooth emulsion ceilings and walls. Two UPVC windows to the front allow plenty of natural light to flow in, creating a warm and airy atmosphere. The room is fitted with carpets for comfort, along with a radiator for warmth, and offers generous space to arrange your lounge furniture, making it an ideal setting for relaxing or entertaining.



Kitchen diner

4.26 m x 3.35 m

L shaped fitted kitchen with complimentary worktops. Integrated appliances include a fan oven and a four-zone hob, providing both style and practicality. The space is enhanced with feature tiling, smooth emulsion ceilings and walls, and eye-catching modern patterned tiled flooring. Upvc window to the rear. A radiator ensures comfort, walk through to utility room. Full glass upvc door leads to the covered outdoor space. Door leading through to the inner hallway.



Utility room

The utility room is a practical addition to the home, complete with plumbing for a washing machine and under-counter space for a tumble dryer. Finished with smooth emulsion ceilings and walls, the room also features modern patterned flooring, combining functionality with a contemporary touch.



Inner hall

The inner hall is finished with smooth emulsion ceilings and walls, creating a clean and bright feel. UPVC windows allow natural light to brighten the space, while a radiator provides warmth and comfort. Spacious under stairs storage offering potential to accommodate a downstairs WC. Staircase to the first floor.



Bedroom 2

3.65 m x 2.74 m

Bedroom 2 is a versatile and well-presented space, finished with smooth emulsion ceilings and walls. A UPVC window to the front allows natural light to brighten the room, while a radiator provides warmth and comfort. Carpets are laid throughout, creating a cosy feel underfoot. The room is generously sized, making it ideal as a double bedroom, guest room, child's bedroom, or even a home office, depending on your needs.



BEDROOM 3

2.74 m x 2.13 m

Bedroom three is a bright and comfortable space, finished with smooth emulsion ceilings and walls. A UPVC window to the rear overlooks the garden and allows natural light to flow in. The room is fitted with carpets for warmth underfoot, along with a radiator and convenient power points. Versatile in size, it can serve as a child's bedroom, guest room, or home office to suit your needs.



Family Bathroom

The modern family bathroom is stylishly finished with smooth emulsion ceilings and walls, complemented by partially tiled feature walls. It is fitted with a bathtub and shower over, along with a wash hand basin set within a contemporary vanity unit providing useful storage. A chrome heated towel



rail adds both practicality and a touch of luxury. Upvc window to the side

Outside

The property benefits from a practical outdoor area, designed for year-round enjoyment. A covered section ensures you can make the most of the space without worrying about the weather, pathway access to the front of the property, while ornamental stone has been laid to create a low-maintenance finish. There is also off-road parking available for a small vehicle at the front, adding to the convenience.







EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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