



**Heol-y-Mynach, Ynysybwl.
CF37 3PE**

FOR SALE
£198,000



- **2 BEDROOMS**
- **ATTIC SPACE**
- **TWO BATHROOMS**



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Property Description

This detached four-storey property offers a spacious family home in the quiet and family-friendly village of Ynysybwll. The entrance hall leads to two versatile reception rooms, one featuring an original fireplace and the other with a log burner (awaiting certification or removal). The practical kitchen is fitted with wood units, a range of brand new appliances, and offers direct access to the rear garden. A dining room adjoining the kitchen provides a comfortable space for family meals.

Upstairs, two bedrooms and a modern bathroom serve the family's needs, with further stairs leading to a bright attic space featuring Velux windows and useful storage. The basement level adds extra potential for storage or additional living space.

Outside, the garden is thoughtfully arranged with patios, artificial lawn, and a wooden storage shed, all enclosed for privacy while enjoying views of the surrounding area. Convenient side access is secured by a wrought iron gate, and outside electric sockets enhance the outdoor living experience.

Located in a peaceful village setting yet within easy reach of local amenities, this home combines practicality with potential and is ready for you to make it your own.

ENTRANCE HALL

Step into the entrance hall of this inviting home, accessed via a white uPVC front door. The space features emulsion-finished walls and ceiling, with carpet flooring offering a soft and comfortable feel underfoot. A radiator provides warmth, and power points are conveniently placed. The hall also houses the electric meter and fuse board. From here, stairs lead to the first floor, with doors opening into both reception rooms and the basement, setting the tone for a well-laid-out and practical home.



RECEPTION ROOM 1

3.91 m x 3.25 m

Reception room one offers a comfortable and homely space, featuring emulsion walls and ceiling along with carpet flooring underfoot. A radiator ensures the room stays cosy, and power points are in place for everyday convenience. The standout feature here is the original fireplace, adding a touch of character and charm to the space. A uPVC window to the front allows natural light to brighten the room, making it a pleasant area for relaxing or gathering with family.



RECEPTION ROOM 2

3.33 m x 2.97 m

Reception room two offers a versatile space with plenty of potential. A log burner has been installed, though it has not been certified by the current owner and would need to be checked for safety—or removed entirely, depending on the buyer's preference. The room features emulsion walls and ceiling, carpet flooring, a radiator for warmth, and convenient power points. A uPVC window to the rear allows natural light to fill the space, making it a comfortable area for dining, relaxing, or adapting to suit your needs.



STAIRS TO BASEMENT LEVEL

The staircase leading to the basement level retains its original finish, offering a blank canvas for personalisation. Emulsion walls and ceiling keep the space bright, while a uPVC window to the rear brings in natural light, enhancing the sense of openness as you move between floors.

KITCHEN

3.72 m x 3.31 m

The kitchen is a practical and functional space, fitted with a range of wood base and wall units paired with a complementary work surface. A stainless steel sink unit sits beneath a uPVC window to the rear, while a matching uPVC door provides direct access to the outside. The kitchen is plumbed for an automatic washing machine and includes a built-in oven and hob with an extractor hood above for everyday convenience. Finished with an emulsion ceiling and sunken spotlights, the space also features emulsion walls with tiling around the work surfaces and tiled flooring throughout. A radiator ensures the room stays warm, and power points are conveniently positioned to meet all your needs. A door leads through to the bathroom, with a separate entrance into the dining room, making the layout both accessible and practical.

DINING ROOM

2.72 m x 2.56 m

The dining room offers a bright and practical space, featuring an emulsion ceiling with sunken spotlights and smooth emulsion walls. Tiled flooring adds durability and easy maintenance, while a radiator ensures warmth and comfort. Power points are conveniently positioned, making this room ideal for dining or as a versatile living area.



BASEMENT BATHROOM

2.70 m x 1.86 m

The bathroom features a white three-piece suite, including a bath with shower mixer taps and a glass shower screen, a WC and a wash hand basin built into a vanity unit for added storage. A wall-mounted boiler is also installed for efficient heating. The space is finished with an emulsion ceiling fitted with sunken spotlights, smooth emulsion walls complemented by tiling, and tiled flooring for durability and easy maintenance. A chrome radiator provides warmth, while a uPVC window to the side, fitted with frosted glass, ensures privacy while allowing natural light to fill the room.



LANDING

The landing features emulsion walls and ceiling, with carpet flooring underfoot. Power points are conveniently placed, and doors lead to two bedrooms and a further bathroom. A uPVC window to the rear fills the space with natural light, creating a bright and welcoming area. Stairs also lead up to the attic space, providing additional storage or potential living area.

UPSTAIRS BATHROOM

2.11 m x 2.05 m

The upstairs bathroom features a white three-piece suite, including a bath with an overhead shower and a glass shower screen, with tiling around the bath area for protection and style. A WC and wash hand basin set within a vanity unit provide practicality and storage. The room is finished with smooth emulsion walls and ceiling, durable vinyl flooring, and a chrome radiator for warmth. A uPVC window to the rear is fitted with frosted glass, ensuring privacy while allowing natural light to brighten the space.



BEDROOM 1

3.64 m x 2.74 m

Bedroom one features smooth emulsion walls and ceiling, with carpet flooring. A radiator ensures the room stays warm, and power points are conveniently placed. A uPVC window to the front fills the space with natural light, creating a bright and welcoming atmosphere.

BEDROOM 2

2.96 m x 2.96 m

Bedroom two offers emulsion walls and ceiling, complemented by carpet flooring. A radiator provides warmth, and power points are conveniently located. A uPVC window to the rear allows natural light to brighten the room, creating a pleasant and airy space.

ATTIC SPACE

4.73 m x 3.81 m

The attic space is a versatile area finished with emulsion walls and ceiling, and carpet flooring. Power points are available, and there is useful under-eaves storage to maximise the space. Two Velux windows to the rear flood the room with natural light, creating a bright and airy atmosphere perfect for a variety of uses.

EXTERIOR

The exterior features a wrought iron gate providing convenient side access to the property. There is a wooden storage shed for garden tools and equipment. The outdoor space includes a patio area, followed by a section of artificial lawn, and then a further patio area—perfect for relaxing or entertaining. The garden is enclosed, offering privacy while enjoying views of the surrounding area. Outside electric sockets add extra convenience for outdoor living and activities.







EPC

FLOORPLAN



Misdescriptions Act 1991

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