



**5 Rowton Villas, Ynyscedwyn Road,
Ystradgynlais, Swansea, SA9 1BE**
Asking Price: £84,950

- Of Interest To Investors And Developers
- Freehold Title
- No Forward Chain
- 3 Storey 4 Bedroom End Of Terrace Property
- In Need Of Complete Refurbishment Throughout
- Cash Buyers Only



Entrance

Entered via double glazed front door giving access to:-

Lounge

4.891m x 4.414m (16' 1" x 14' 6")

With laminate flooring, textured ceiling with coving, double glazed bay window to the front and opening to:-

Kitchen

4.759m x 2.867m (15' 7" x 9' 5")

Fitted with a range base and wall units, roll top worksurface space incorporating sink unit, plumbing for automatic washing machine, part tile walls, wall mounted boiler (supplying domestic hot water and gas central heating) double glazed window to side aspect and double glazed door giving access to the rear.

Inner Hallway

With double glazed window to side aspect and staircase giving access to the first floor.

First Floor Landing

With double glazed window to the rear door, staircase giving access to the second floor and doors to:-

Bedroom One

4.266m x 3.717m (14' 0" x 12' 2")

With oak effect laminate flooring and double glazed window to front aspect.

Bedroom Two

3.161m x 1.999m (10' 4" x 6' 7") With beech effect laminate flooring, textured ceiling and double glazed window to front aspect.

Bathroom

3.986m x 3.072m (13' 1" x 10' 1")

A three piece suite comprising panel bath, low level W.C, wash hand basin, part tile walls, built in airing cupboard space with plumbing for automatic washing machine, and double glazed frosted window to the rear.

Second Floor Landing

With attic hatch, double glazed window to the side and doors to:-

Bedroom Three

4.428m x 3.825m (14' 6" x 12' 7")

With beech effect laminate flooring and double glazed window to the rear.

Bedroom Four

4.013m x 3.460m (13' 2" x 11' 4")

With 2 double glazed window to the rear.

External

To the rear of the property is a purpose built concrete store shed.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your adviser.



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