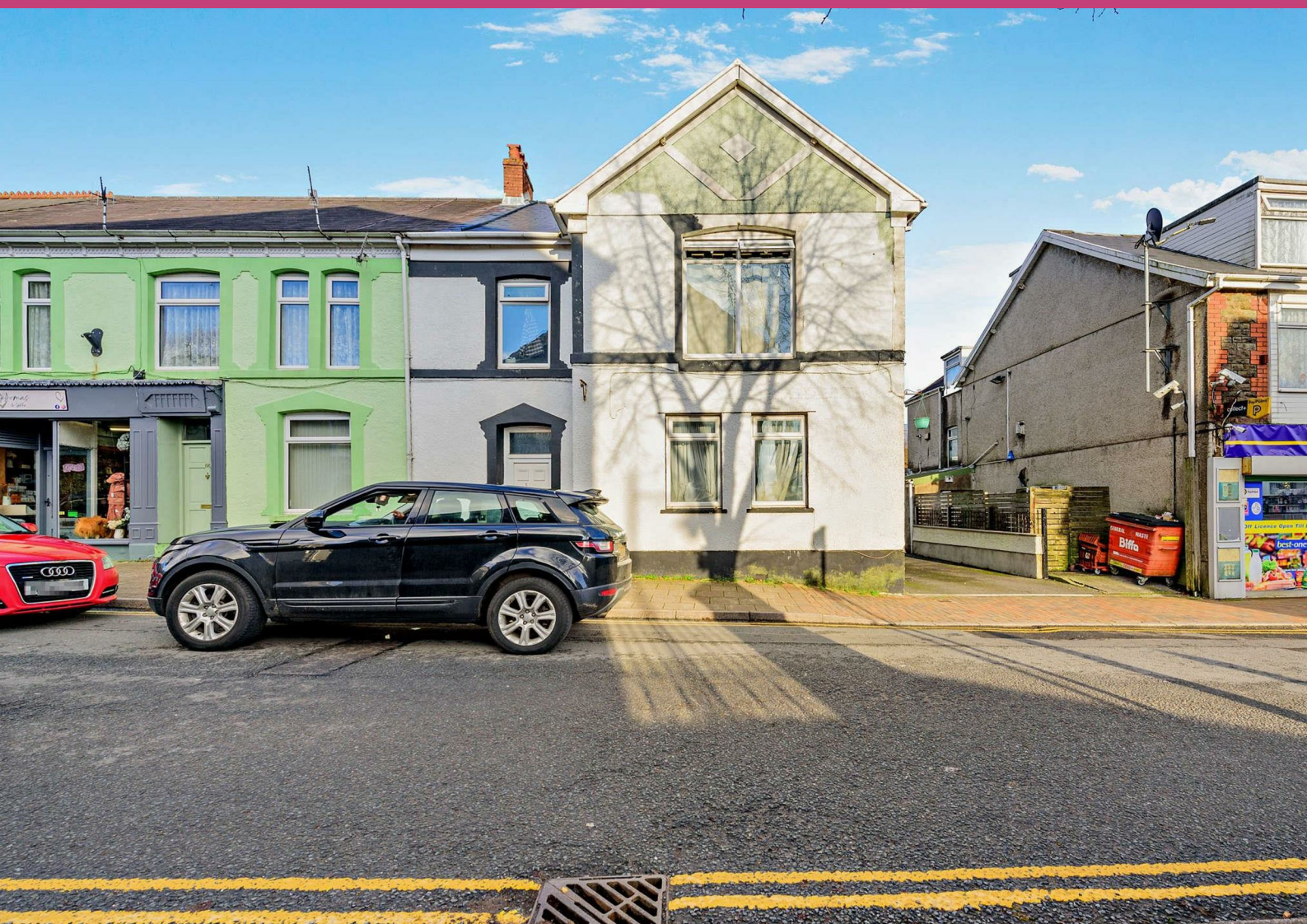




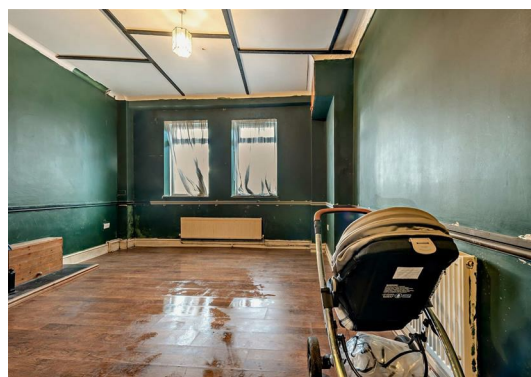
62-64 Commercial Street, Swansea, SA9 1LA

Offers in excess of £150,000

Located in the charming area of Ystradgynlais, Swansea, this delightful end terrace house on Commercial Street offers a lounge, dining room, kitchen and ground floor shower room. To the first floor are four bedrooms and a bathroom.

Ystradgynlais lies just outside the southern edge of the Brecon Beacons National Park and is 30 minutes from the nearest beach. There are several excellent independent shops in the town centre and 2 major supermarkets nearby, good schools (incl Welsh medium), an NHS dentist, GP surgery, a small hospital and excellent takeaway food options! There is a library, cinema/theatre and superb walks & cycle paths.

The property is in need of renovation. Call us today to book a viewing.

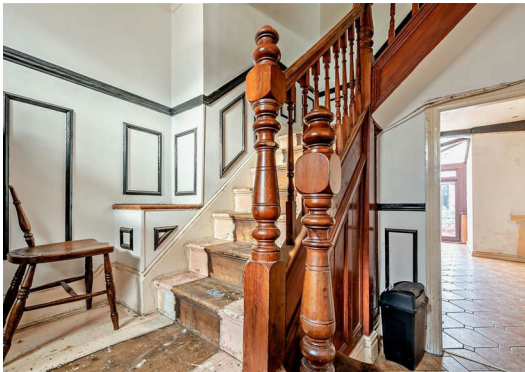


Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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