

**Roberts  
Homes**



3 Bedroom Semi-detached House  
10 Alder Avenue, Ystradgynlais, Swansea,  
West Glamorgan, SA9 1AQ

**£229,950**

SCAN ME  
for photos  
and video





**Situated in the leafy and desirable cul-de-sac of Alder Avenue, this three bedroom semi-detached house is within walking distance of secondary schools and supermarkets. A well-loved home that is now in need of some updating but has the potential to be a perfect family home. Side driveway, a detached garage and an enclosed level garden.**

Ystradgynlais is located on the banks of the River Tawe some 18 miles North of Swansea - just off the main A4067. Retail is serviced by a bustling central shopping area with many unique, family-run, independent shops and cafés as well as larger chain stores and supermarkets located on the outskirts. Education is provided by both English and Welsh medium primary and secondary schools. For recreation there is the Diamond Park, The Gorsedd and Ystradfawr Nature Reserve plus many public footpaths providing mountain, forest, and riverside walks. Just up the road is The National Showcaves Centre for Wales, Craig y Nos Castle & Country Park, The Wales Ape and Monkey sanctuary, and Henrhyd Waterfalls. In less than 30 minutes' drive you can be deep in Bannau Brycheiniog (Brecon Beacons National Park) itself or on the shores of Swansea Bay.

### Hallway

2.59 m x 1.77 m (8'6" x 5'10") approx

Dog-leg staircase. Window to side. Understairs cupboard. uPVC door to front. Radiator.

### Lounge/Diner

6.92 m x 3.52 m (22'8" x 11'7") approx. Excluding bay window.

Marble-finish fireplace with a coal-effect gas fire. Window to sitting room. Bay window to front. Two radiators.

### Sitting Room

2.65 m x 3.40 m (8'8" x 11'2") approx

French doors to patio. Log-effect gas fire. Radiator.

### Kitchen/Breakfast Room

7.45 m x 2.73 m (24'5" x 8'11") max approx

Fitted with some wood-finish wall and base units. Plumbed for automatic washing machine. Built-in pantry cupboard with side window. uPVC double-glazed door to side. Two radiators. Window to side.

### W.C

1.70 m x 0.76 m (5'7" x 2'6") approx

Low level w.c. Window to side. Can be accessed from garden as well.

### Landing

Loft access. Window to front. Radiator.

### Bedroom 1

3.94 m x 3.55 m (12'11" x 11'8") max approx

Built in wardrobe with storage cupboard. Window to rear. Radiator.

### Bedroom 3

2.85 m x 2.74 m (9'4" x 9'0") approx

Window to rear. Radiator.

### Bedroom 2

2.90 m x 3.20 m 9'6" x 10'6" excluding bay window

Built-in double wardrobe with mirror doors. Second built-in wardrobe. Bay window to front. Radiator.

### Shower Room

2.24 m x 1.71 m (7'4" x 5'7") approx

White wash hand basin, w.c. and bidet, plus a shower cubicle. Walls tiled. Window to side. Radiator.

### Exterior

Long driveway laid to brick paviors. Front garden laid to lawn with a brick boundary wall. Rear garden laid to lawn with large, paved patio area. Second paved patio. Wooden storage shed.

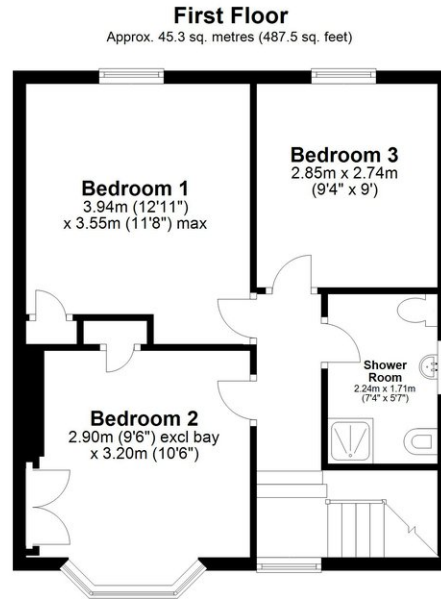
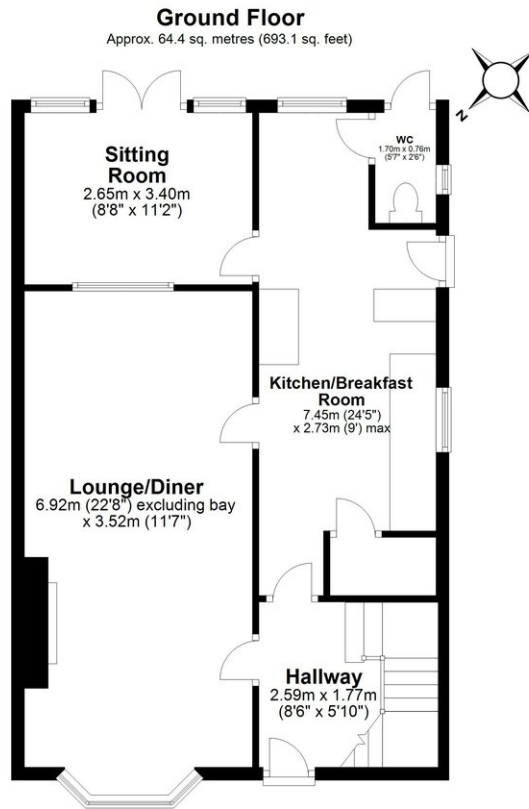
### Concrete Shed/workshop

4.41 m x 2.57 m (14'6" x 8'5") approx

### Garage

5.40 m x 3.46 m (17'9" x 11'4") approx

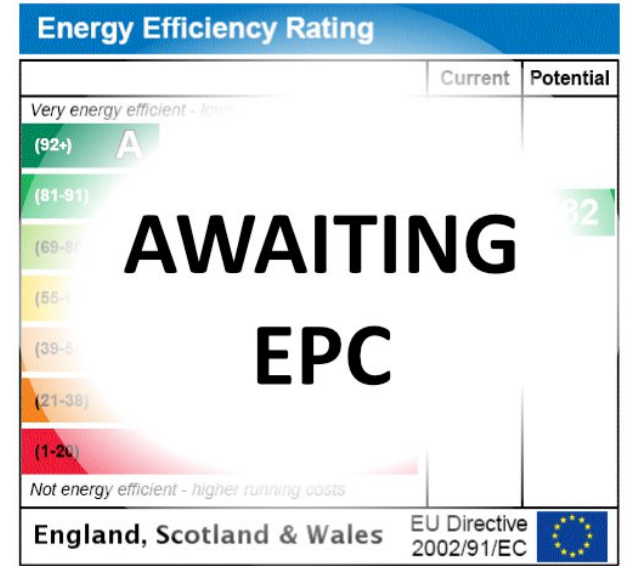
with power and light



Total area: approx. 109.7 sq. metres (1180.6 sq. feet)

**Tenure:** Advised freehold. TBC by solicitors.  
**Council tax band:** D  
**Services:** All mains services.

**Viewing strictly by appointment with Roberts Homes.**



Selling houses for over 50 years and passionate about Ystradgynlais and the surrounding area, we are the local estate agent for Ystradgynlais and the Upper Swansea Valley. With a single office that's been a part of Ystradgynlais since 1972, we're a truly local business. Our staff live and work in Ystradgynlais and are active participants in the community. As strong supporters of local business, we're invested in seeing Ystradgynlais and the surrounding areas thrive.



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