

Roberts
Homes



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2 Bedroom Semi-detached Bungalow
2 Brooklands Terrace, Caehopkin, Swansea, SA9 1UF

£165,000



A two-bedroom cottage bungalow located on Brooklands Terrace - known locally as Spanish Row. In need of some modernising and upgrading, the cottage is situated in an ideal position for exploring the great outdoors. Henrhyd Falls, Pontneddfechan's stunning waterfall walks, and the national park's boundary all less than 15 minutes drive. If you're looking for a cosy base or even considering starting a holiday let, this could be for you.

The hamlet of Caehopkin is located between Abercrave and Coelbren some 20 miles north of Swansea, and close to the Brecon Beacons National Park. Enjoying views of Cribath (The Sleeping Giant) it provides easy access to mountain walks and the National Cycle Network Route 43 to Swansea. Country pubs are located in nearby Abercrave and Coelbren, and shopping, schools, and additional recreational facilities can be found in nearby Ystradgynlais to the south.

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Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Lounge 5.47 m x 3.04 m (17'11" x 10'0") max approx

Log burner stove. uPVC door to side. Patio door to side. Window to rear.
Radiator.

Hall

Loft access. Built in cupboard with oil-fired boiler servicing central heating and hot water.

Kitchen 2.76 m x 3.33 m (9'1" x 10'11") max approx

Half uPVC double-glazed door to rear. To include a range of wall and base units. Stainless steel sink. 4-ring hob and integrated electric oven. Floor tiled. Walls part-tiled. Window to rear.

Bedroom 1 3.24 m x 3.35 m (10'8" x 11'0") max approx

Window to front. Radiator.

Bedroom 2 3.22 m x 2.70 m (10'7" x 8'10") approx

Window to front. Radiator.

Shower Room 2.05 m x 1.76 m (6'9" x 5'9") approx (excluding recess)

White W.C and wash hand basin. Recessed shower cubicle with electric shower. Walls part-tiled. High-level window to side. Radiator.

Exterior

Small patio area to side. Steps up to lawned area. Oil storage tank.
Fence to rear backing onto woodland.



Ground Floor
Approx. 54.2 sq. metres (583.8 sq. feet)



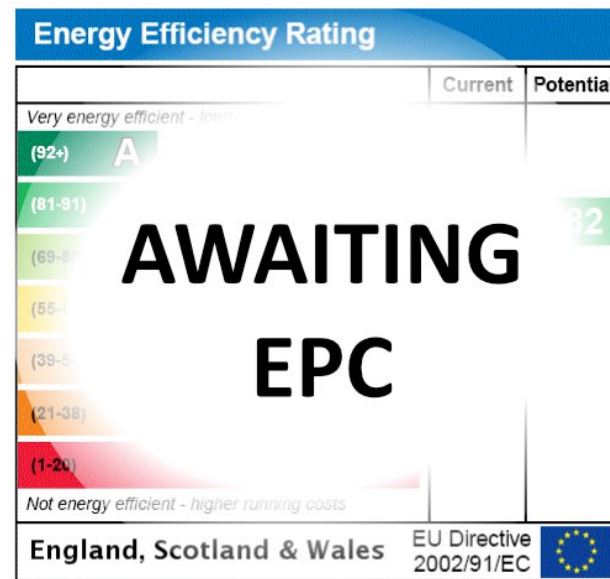
Total area: approx. 54.2 sq. metres (583.8 sq. feet)



The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.

Tenure: Freehold
Council tax band: B (Powys County Council)
Services: No mains gas (oil-fired heating & hot water).
Mains water & drainage. Mains electricity.

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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