

**Roberts
Homes**



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for photos
and video

3 Bedroom Terraced House
29 Pelican Street, Ystradgynlais, Swansea,
West Glamorgan, SA9 1LG

£154,950



Situated within walking distance of Ystradgynlais centre is this three bedroom mid terrace cottage. Owned by the same family for over 100 years, the property enjoys a very long rear garden with ample off road parking. It has a bathroom upstairs and wet room downstairs but is in need of general modernisation. Excellent potential.

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 in The Brecon Beacons National Park itself or on the shores of Swansea Bay.

Entrance Lobby

Lounge

4.32 m x 3.06 m (14'2" x 10'0") approx

Tile fireplace. Cupboards to both alcoves. Beamed ceiling. Window to front. Radiator.

Sitting Room

4.33 m x 2.18 m (14'2" x 7'2") approx

Tile fireplace. Beamed ceiling. Window to front. Radiator.

Dining Room

2.32 m x 4.06 m (7'7" x 13'4") approx

Gas fired Rayburn Range which also services the central heating and hot water. Under stairs cupboard. uPVC double glazed door to rear. Window to rear. Radiator.

Kitchen

2.34 m x 1.90 m (7'8" x 6'3") approx

Fitted with a range of cream high gloss wall and base units, to include an electric hob and stainless steel hood. Walls partly tiled.

Lobby

0.74 m x 1.96 m (2'5" x 6'5") approx

Window to side. Plumbed for automatic washing machine.

Wet Room

1.88 m x 1.93 m (6'2" x 6'4") approx

Level entry electric shower, wash hand basin and w.c. Window to side. Radiator.

Upper Floor

Landing

Built in cupboard.

Bedroom One

4.35 m x 2.90 m (14'3" x 9'6") approx

Built in wardrobe. Window to front. Radiator.

Bedroom Two

4.32 m x 2.23 m (14'2" x 7'4") approx

Built in wardrobe with mirror doors and loft access. Window to front. Radiator.

Bedroom Three

2.58 m x 2.81 m (8'6" x 9'3") approx

Window to rear. Radiator.

Bathroom

2.61 m x 2.13 m (8'7" x 7'0") approx

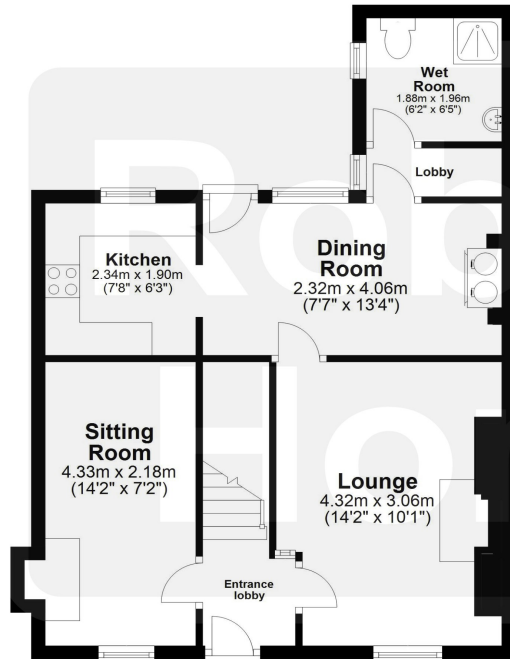
Bath, wash hand basin and w.c. Walls tiled. Window to rear. Radiator.

Exterior

A very long rear garden laid to a concreted patio area, lawns and shrubs. Aluminium greenhouse. Storage shed. Vehicle access is via Caedegar Road to the rear.

Ground Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 94.4 sq. metres (1016.5 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.



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.

Tenure: Freehold
Council tax band: B
Services: All mains services.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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OnTheMarket



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