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3 Bedroom Terraced House

15 Bryn Road, Ystradgynlais, Swansea,
West Glamorgan, SA9 1HP

£149,950



Conveniently situated less than half a mile from town, and offering views down the Upper Swansea valley is this deceptively spacious, three bedroom mid terrace house. Ideal as a starter or small family home, it offers an upstairs shower room, down stairs bathroom, a larger kitchen/diner and sitting room. A parking area is located to the rear with a long 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 The Brecon Beacons National Park itself or on the shores of Swansea Bay.

Hall

Half double glazed uPVC door to front. Understairs storage. Laminate flooring. Radiator.

Sitting Room

3.15 m x 3.25 m (10'4" x 10'8") max approx

Moulded fire surround with a log effect electric fire. Bay window to front. Shelving and cupboards to alcoves. Radiator.

Kitchen/Diner

5.99 m x 3.58 m (19'8" x 11'9") approx

Fitted with a range of wall and base units to include an integrated electric oven and grill plus a second electric oven and gas hob. Plumbed for an automatic dishwasher. Breakfast bar. Window to rear. Half glazed uPVC door to side. Radiator.

Bathroom

3.07 m x 1.78 m (10'1" x 5'10") max approx

Corner bath with over bath shower attachment. Wash hand basin with cupboard and w.c. Heated towel ladder. Floor tiled. Window to rear.

Utility

1.65 m x 1.24 m (5'5" x 4'1") approx

Work surface. Plumbed for automatic washing machine. Rear uPVC door with glazed panels. Window to rear.

Upper Floor:

Landing

Built in storage cupboard. Loft access.

Bedroom 1

3.35 m x 3.30 m (11'0" x 10'10") max approx

Laminate flooring. Window to front. Radiator.

Bedroom 2

3.68 m x 3.28 m 12'1" x 10'9" max approx

Built in cupboard with gas boiler servicing central heating and hot water. Laminate flooring. Window to rear. Radiator.

Bedroom 3

2.74 m x 2.16 m (9'0" x 7'1") approx

Laminate flooring. Window to rear. Radiator.

Shower Room

2.08 m x 1.50 m (6'10" x 4'11") approx

Corner shower cubicle with a power shower. Small wash hand in a vanity unit and w.c. Sunken spotlights to ceiling. Window to front.

Exterior

To the front - Forecourt laid mostly to chippings with a brick boundary wall.

To the rear:- A parking area. Garden enclosed with fencing laid mostly to grass. Brick built storage shed

NB - There is a rear vehicle access servicing the terrace. This is behind the properties between them and their gardens.

Ground Floor

First Floor



Tenure: Advised freehold (tbc by solicitor)
 Council tax band: A
 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		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 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.



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