

Estate Agents, Consultant Chartered Surveyor and Principality Local Agents.



£299,950

8 Milborough Road, Ystalyfera, Swansea, SA9 2AB



Internal viewing is essential to fully appreciate this detached bungalow with its' delightful and private walled garden to the rear. The property offers three bedrooms plus two large attic rooms, a bathroom and a shower room. Well fitted kitchen/ diner with integrated appliances. Convenient location, in easy reach of local facilities.

Energy rating: C (71)

Directions:

Ystalyfera is situated approx. 15 miles North of Swansea just off the main A4067 Swansea to Brecon Road. Take the first turning sign posted for Ystalyfera into Ynysdarren road. Proceed for approximately 1/2 a mile and turn left (sharp turn up hill) into Gurnos Road/Commercial Street. Take the second turn right (at Nesta's newsagents) into Alltygrug, then first right and the house is some way down on the left. **Viewing strictly by appointment with Roberts Homes Estate Agents.**

Accommodation: Accommodation consists of a lounge, kitchen/ diner, utility, three bedrooms and shower room to the ground floor with two attic rooms and bathroom to the first floor.

Accommodation:-

Hallway:- L Shaped. Built in cloaks cupboard. Built in airing cupboard with radiator. Sunken spotlights to ceiling. Wood flooring. uPVC door with a double glazed panel to the front. Covered radiator.

Lounge:- 14'9" x 12' app (4.5m x 3.66m app). Wood flooring. Bay window to front. Radiator.

Kitchen/ Diner:- 18'5" x 12'4" app (5.61m x 3.76m app). Fitted with a range of modern wall and base units to include an integrated electric hob, oven, microwave, fridge freezer and dishwasher plus a white 1 & 1/2 bowl ceramic sink. Sunken spotlights to ceiling. Laminate flooring. Window to rear. French doors to conservatory. Radiator.

Utility:- 8'4" x 7'9" app (2.54m x 2.36m app). Stainless steel sink units. Plumbed for automatic washing machine. Laminate flooring. uPVC top opening door to rear.

Bedroom 1:- 12'6" x 12'4" app (3.8m x 3.76m app). Window to rear. Radiator.

Bedroom 2:- 11'4" x 9'3" app (3.45m x 2.82m app). Window to front. Radiator.

Bedroom 3:- 11'5" x 9'3" app (3.48m x 2.82m app). Window to front. Radiator. (Currently used as a sitting room).

Shower Room:- 12'2" (3.710) x 8' (2.450) max app. Double shower cubicle with a waterfall shower. White w.c. and wash hand basin with a drawer unit. Laminate flooring. Sunken spotlights to ceiling. Window to rear. Heated towel ladder.

Rear Lobby:- Built in cupboard with gas boiler servicing central heating and hot water. Access to garage. Stairs to attic.

Attic Room 1:- 28'6" x 9'9" app (8.69m x 2.97m app). Side window. Double glazed roof light. Two radiators.

Attic Room 2:- 13'6" x 9'9" app (4.11m x 2.97m app). Double glazed roof light. Storage cupboard. Radiator.

Bathroom:- 9'9" x 5'8" app (2.97m x 1.73m app). White roll top bath, wash hand basin and w.c. Radiator.

Exterior:- To the front, driveway and paths laid to brick paviors and garden to lawn and shrubs.

To the rear and side a walled garden with raised shrub and flowerbeds. Garden laid to a stone patio area, brick paviors and coloured gravel.

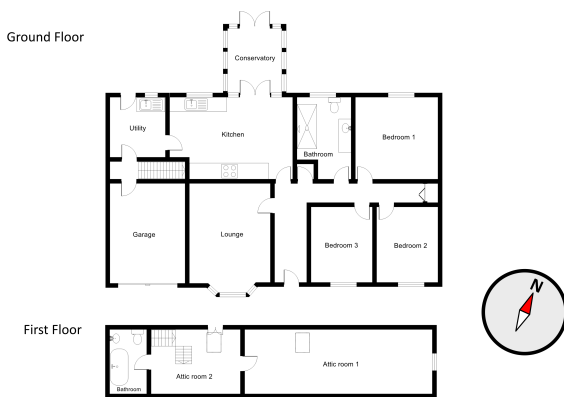
Integral Garage:- 16'1" x 11'5" app (4.9m x 3.48m app). Power points and light.

Tenure:- Advised freehold. To be confirmed with solicitors.

Services:- Mains gas, mains water and drainage, mains electricity.

Council Tax:- Band D. Neath Port Talbot County Council.

Location Info:- Ystalyfera is located on the banks of the River Tawe some 13 miles north of Swansea - just off the main A4067. Nestled between Varteg Hill and Alltygrug Hill it provides impressive views to its residents. Education is provided by a local Welsh primary school as well as both English and Welsh primaries, with secondaries in neighbouring Ystradgynlais. A small selection of shops, cafés and takeaways are complimented by additional establishments in Ystradgynlais as well as larger chain stores and supermarkets located on the outskirts.



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.

Roberts
Homes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Consumer Protection from Unfair Trading Regulations 2008

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Data Protection Act 1998

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