

**Roberts  
Homes**



SCAN ME  
for photos  
and video

3 Bedroom Detached bungalow  
8 Milborough Road, Ystalyfera, Swansea,  
West Glamorgan, SA9 2AB

**£285,000**



**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.**

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. 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

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

4.50 m x 3.66 m (14'9" x 12'0") approx

Wood flooring. Bay window to front. Radiator.

### Kitchen/Diner

5.61 m x 3.76 m (18'5" x 12'4") approx

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

2.54 m x 2.36 m (8'4" x 7'9") approx

Stainless steel sink units. Plumbed for automatic washing machine. Laminate flooring. uPVC top opening door to rear.

### Bedroom 1

3.80 m x 3.76 m (12'6" x 12'4") approx

Window to rear. Radiator

### Bedroom 2

3.45 m x 2.82 m (11'4" x 9'3") approx

Window to front. Radiator.

### Bedroom 3

3.48 m x 2.82 m (11'5" x 9'3") approx

Window to front. Radiator. (Currently used as a sitting room).

### Shower Room

3.71 m x 3.45 m (12'2" x 11'4") max approx

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

8.69 m x 2.97 m (28'6" x 9'9") approx

Side window. Double glazed roof light. Two radiators.

### Attic Room 2

4.11 m x 2.97 m (13'6" x 9'9") approx

Double glazed roof light. Storage cupboard. Radiator.

### Bathroom

2.97 m x 1.73 m (9'9" x 5'8") approx

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.

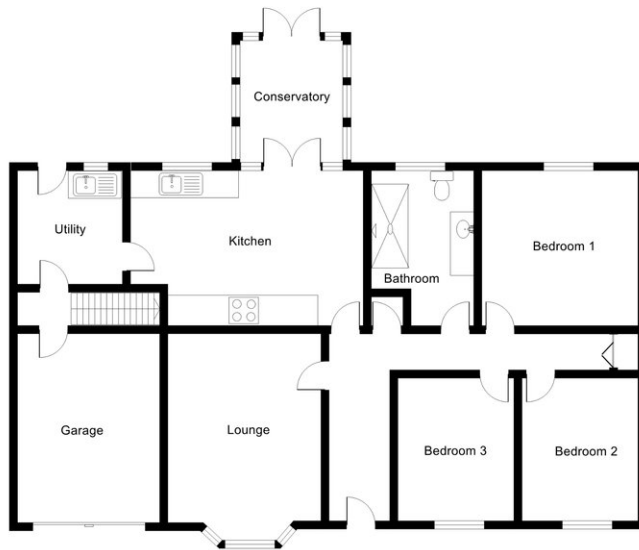
To the rear and side a walled garden with raised shrub and flowerbeds. Garden laid to a stone patio area, brick paviors and coloured gravel.

### Integral Garage

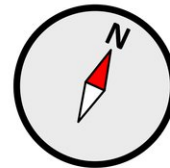
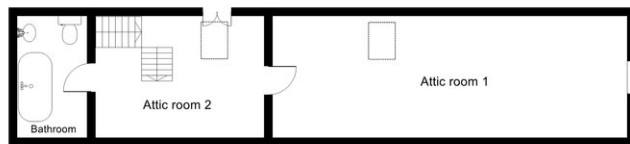
4.90 m x 3.48 m (16'1" x 11'5") approx

Power points and light.

Ground Floor



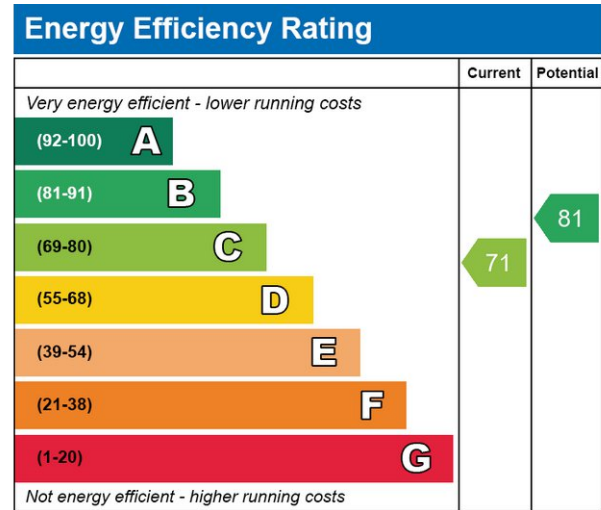
First Floor



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.

Tenure: Freehold  
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.



Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

https://robertshomes.wales

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.