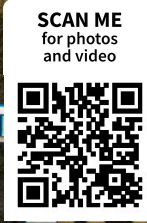


Roberts
Homes



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3 Bedroom Terraced House
11 Swan Lane, Ystalyfera, Swansea, SA9 2JB

£289,000



Renovated by the current owner, this terraced house in old Ystalyfera presents an unexpectedly luxurious interior behind its modest exterior. At its heart lies an open-plan kitchen and dining area, illuminated by a striking roof lantern and skylights, complete with a solid fuel Rayburn that adds rustic charm. The property's design promotes a sociable lifestyle, featuring a cleverly concealed cinema room and a luxurious lounge with a log burner. The garden, overlooking the River Tawe, provides a tranquil retreat with its picturesque terrace offering river views. This home masterfully blends hidden luxury with open-plan elegance, creating a sanctuary with modern features and natural beauty.

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.

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Entrance Hall

uPVC half-glazed door to front with key fob entry system. Open plan to kitchen. Vinyl flooring. Radiator.

Lounge 6.02 m x 3.13 m (19'9" x 10'3") approx

Gold wallpaper to ceiling. Beam feature. Under stairs cupboard. Multi-fuel burner. Two windows to front. Vertical radiator.

Kitchen 3.95 m x 2.91 m (13'0" x 9'7") approx

Fitted with a range of Howards Kitchen base units. Marble-finish worktop. Solid fuel. Aga providing heating and hot water. Brushed-copper sink and tap. Sunken spots to ceiling. Floor tiled. uPVC roof lantern with LED halo light.

Dining Area 3.06 m x 2.77 m (10'0" x 9'1") approx

Open plan to kitchen. Wall-sized mirror with LED strip light to one wall. Floor tiled. Radiator.

Second Kitchen 3.06 m x 1.70 m (10'0" x 5'7") approx

Fitted with a range of base units. Stainless-steel sink with waste disposal unit. Integrated refrigerator. Electric hob and oven with overhead extractor. Sunken spots to ceiling. Built-in cupboard with hot water cylinder. Open window to sun room.

Sun Room 1.56 m x 3.20 m (5'1" x 10'6") approx

Sliding doors to rear. Floor tiled. Radiator.

Bathroom 1.80 m x 3.02 m (5'11" x 9'11") approx

White w.c. Sink with illuminated fountain tap in vanity unit. White illuminated spa bath and overhead shower. Wall mounted TV with recessed speakers. Gas boiler servicing heating and hot water. Mirrored wall to bath. Floor tiled. Window shutters to sun room. Vertical radiator.

Cloakroom 1.52 m x 1.24 m (5'0" x 4'1") approx

White w.c. and sink. Sunken spotlight to ceiling. Vinyl flooring. Window to rear.

Cinema Room 6.42 m x 2.52 m (21'1" x 8'3") approx

Sunken spotlights to ceiling. Electric panel heater. Radiator.

Room Off Cinema Room 2.36 m x 2.19 m (7'9" x 7'2") approx

Part exposed stone wall. Beam feature to ceiling. High-level window to front.

Guest Room/Utility 5.27 m x 2.19 m (17'3" x 7'2") approx

Plumbed for automatic washing machine. uPVC with stained glass panel to side. Window to rear. Electric digital panel heater.

Stairs and Landing

Exposed river stone wall. Glass panel banister.

Bedroom 1 3.72 m x 3.18 m (12'2" x 10'5") approx

Wooden flooring. Recessed coving lighting. Built-in cupboard. Window to front. Radiator.

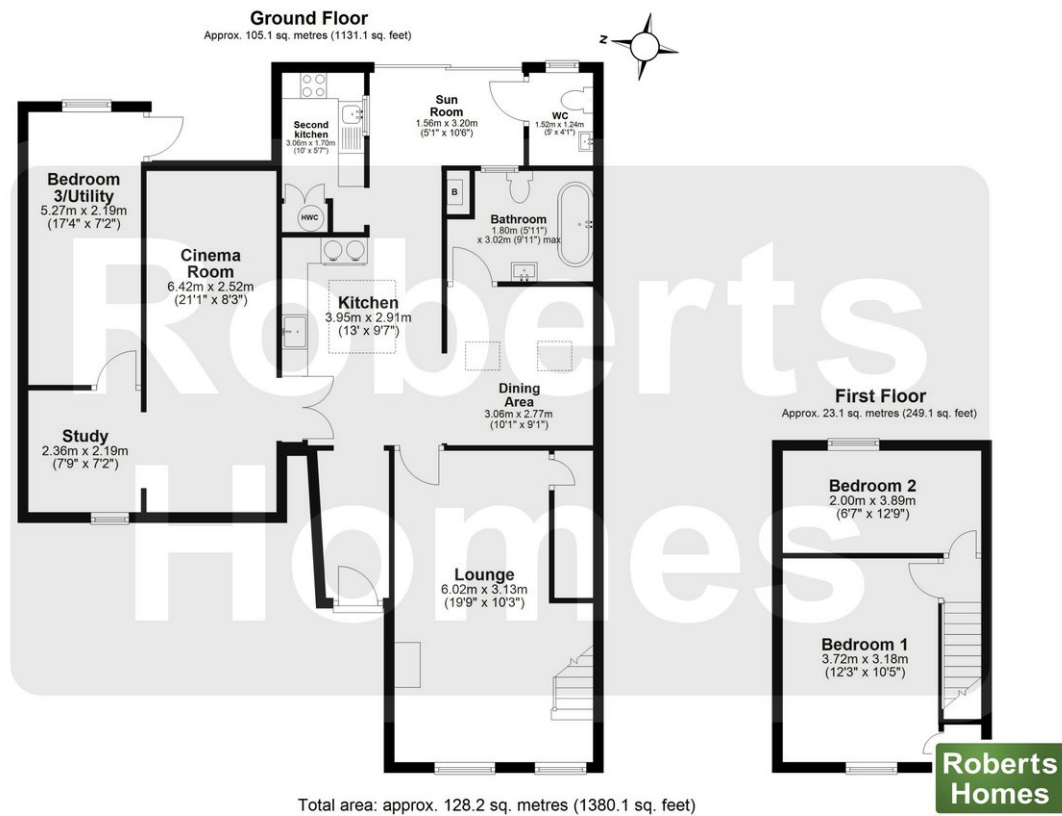
Bedroom 2 2.00 m x 3.89 m (6'7" x 12'9") approx

Wood flooring. Recessed coving lighting. Window to rear.

Exterior

To the front: Covered, gated car port with parking for one car. Wrought iron gate to covered entrance.

To the rear: Coal shed and storage shed. Patio area with steps down to artificial lawn. Bordered with a range of shrubs. Shingled terrace with post and rope overlooking river with access to shared steps down to river. Covered wooden summer house with wood-burner. Additional side lawn. Outside tap. Outside light.



Tenure: Freehold
Council tax band: B (Neath Port Talbot County Council)
Services: Mains gas. Mains water & drainage (advised unmetered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.

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.



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