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**3 Bedroom Semi-detached House**

**11 Glanrhyd Road, Ystradgynlais,**

**Swansea, West Glamorgan, SA9 1AU**

**£159,950**



**Situated in the popular Glanrhyd area of Ystradgynlais within level walking distance of local schools, supermarket, and the town centre is this three bedroom semi-detached house. The property enjoys views of the Darren Mountain from the front, and sunsets can be viewed from the rear. Two reception rooms to the ground floor - one of which leads to a large conservatory, and two double bedrooms, plus a smaller third bedroom to the first floor make it a great choice of home for a small family.**

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 Bannau Brycheiniog (Brecon Beacons National Park) itself or on the shores of Swansea Bay.

## Hallway

Open plan stairs. uPVC double glazed door and side panel to front. Radiator.

**Sitting Room** 4.22 m x 3.67 m (13'10" x 12'0") approx

Built in bar with glass shelving. Bay window to front. Radiator.

**Lounge** 3.90 m x 3.29 m (12'10" x 10'10") max approx

Wooden fire surround with a coal effect electric fire. Three wall lights. Double doors to conservatory. Radiator.

**Conservatory** 3.48 m x 4.59 m (11'5" x 15'1") approx

Constructed from uPVC double glazed units with double doors to rear and side. Floor tiled.

**Kitchen** 3.87 m x 1.91 m (12'8" x 6'3") approx

Galley style kitchen fitted with a range of cream wall and base units to include a gas hob, electric oven and stainless steel hood. Breakfast bar. Gas boiler servicing central heating and hot water. Floor tiled. Walls partly tiled. Windows to side and rear. uPVC double glazed door to rear.

## Upper Floor:

### Landing

**Bedroom 1** 3.91 m x 3.05 m (12'10" x 10'0") approx

Window to rear. Radiator.

**Bedroom 2** 3.04 m x 3.47 m (10'0" x 11'5") approx

Window to front. Radiator.

**Bedroom 3** 1.89 m x 2.06 m (6'2" x 6'9") approx

Window to front. Radiator.

**Bathroom** 2.81 m x 2.56 m (9'3" x 8'5") max approx

White corner bath, wash hand basin and w.c. plus a separate shower cubicle. Built in airing cupboard. Window to rear. Radiator.

## Exterior

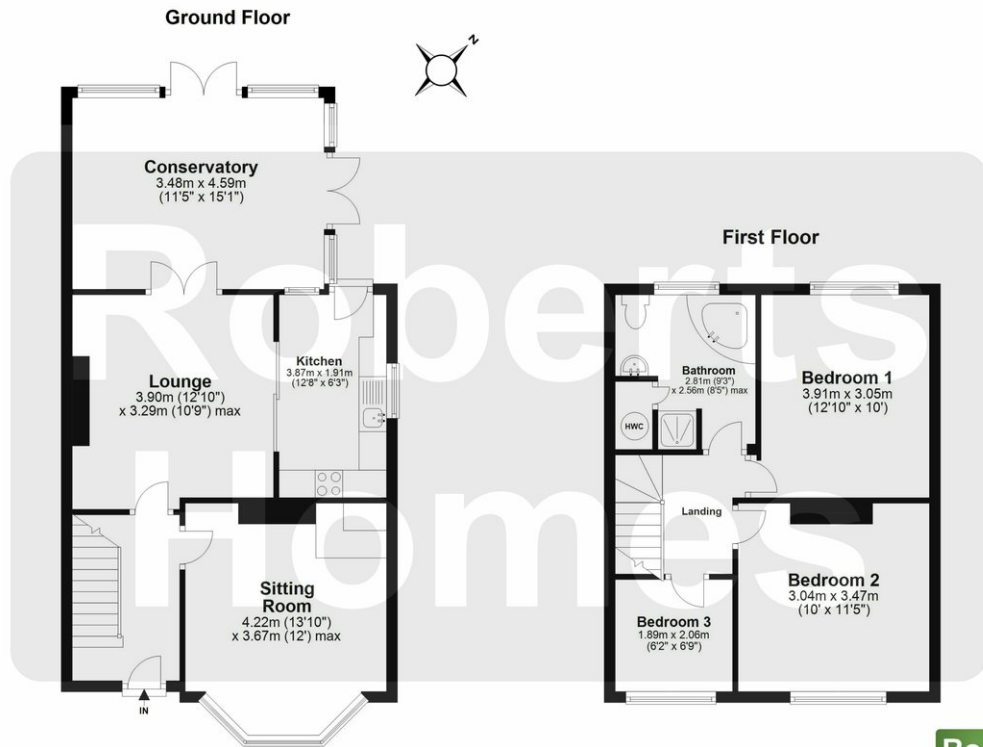
Paved front forecourt with a boundary wall to the front. Off road parking for one small car.

To the rear the garden laid mostly to lawn. Storage shed and garage.

Note: The driveway is not wide enough for a car to access the garage but would be suitable for a motorbike.

**Garage** 4.28 m x 2.37 m (14'1" x 7'9") approx

**Shed** 2.47 m x 4.00 m (8'1" x 13'1") approx



Total area: approx. 97.2 sq. metres (1046.7 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.

Tenure: Advised Freehold - to be confirmed  
 Council tax band: B (Powys County Council)  
 Services: All mains services. No water meter.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		34	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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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