

**Roberts  
Homes**



**4 Bedroom Detached House  
Neuadd Wen, 54 Brecon Road, Ystradgynlais,  
Swansea, West Glamorgan, SA9 1HF**

**£350,000**



**In need of enthusiastic renovators to return this period property back to its original glory. Set off Brecon Road along a single-track lane, this four bedroom detached house with period features is close to the town centre, yet off the beaten track. Views down the valley can be enjoyed from the balcony or veranda. Ample parking and a long, gently sloping garden provide plenty of outdoor space.**

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.

**Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT**

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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.

### Entrance Lobby

Wooden door to front. Wooden door with decorative stained glass panel to hallway. Floor tiled. Wood panelled walls.

### Hallway

Wood panelled walls with maritime carving feature. Tiled floor. Built-in storage cupboard.

**Lounge** 4.67 m x 6.72 m (15'4" x 22'1") max approx

Brick surround fireplace with tiled hearth housing gas fire (not functioning). Decorative moulded coving, ceilings, and ceiling roses. uPVC half-glazed double doors to veranda. Window to rear. Decorative stained-glass window to side. Radiator.

**Dining Room** 3.42 m x 3.48 m (11'3" x 11'5") approx

Brick surround fireplace housing gas fire. Bay window to rear. Window to side. Radiator.

**Kitchen** 4.14 m x 2.31 m (13'7" x 7'7") approx

Alcove shelving. Wood-finish wall unit. Stainless-steel sink. Plumbed for automatic washing machine. Walls part-tiled. Vinyl flooring. Overhead extractor hood. Freestanding gas boiler servicing central heating and hot water. Window to front. Radiator.

**Pantry** 2.03 m x 1.97 m (6'8" x 6'6")

Base units with worktop. Vinyl flooring. Window to front.

### Rear Lobby

Walls and floor tiled. Double-glazed uPVC door to front. Window to rear.

### WC

Avocado WC. Walls tiled. Vinyl flooring. Window to front.

**Shower Room** 2.60 m x 1.57 m 8'6" x 5'2" approx

Avocado shower tray with wrap-around curtain rail. Avocado wash hand basin. Walls and floor tiled. Loft access. Window to front.

### First Floor:

#### Landing

Decorative, stained-glass window to front. Radiator.

**Bedroom 1** 4.67 m x 3.29 m (15'4" x 10'10") approx

Windows to front and side. Radiator.

**Bedroom 2** 3.42 m x 3.48 m (11'3" x 11'5") approx

Bay window to rear. Radiator.

**Bedroom 3** 2.89 m x 3.28 m (9'6" x 10'9") approx

Dual-hinge window/door to rear balcony. Radiator.

**Bedroom 4** 2.28 m x 3.48 m (7'6" x 11'5") approx

Loft access. Window to rear. Radiator

**Bathroom** 1.95 m x 2.28 m (6'5" x 7'6") approx

Salmon bath with mixer tap and shower attachment. Salmon WC and wash hand basin. Built-in cupboard containing hot water cylinders. Window to side. Radiators.

### Exterior:

#### To the front

Stone and brick boundary walls. Vehicular and pedestrian entrance gates. Long, concrete, wraparound driveway with parking for several vehicles. Side access path to garden.

#### To the rear

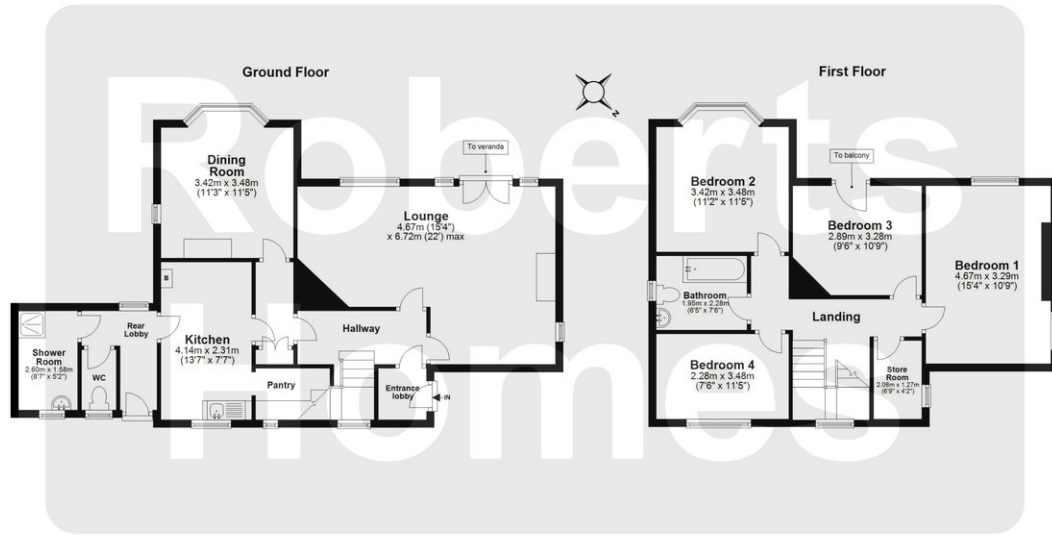
Concrete parking area. Veranda with steps down to lawned area. Steps down to main garden laid to lawn and bordered by large evergreen trees, smaller trees and shrubs. Stone and brick boundary walls.

**Garage** 5.70 m x 3.54 m (18'8" x 11'7") approx

Block-built, detached garage with up-and-over door. Window to side.

Tenure: Freehold  
 Council tax band: (Powys County Council)  
 Services: All mains services.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 134.8 sq. metres (1451.5 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		33	
(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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