

**Roberts
Homes**



3 Bedroom Barn-conversion cottage
2 Pengorof Court, Gorof Road, Lower Cwmtwrch, Swansea,
West Glamorgan, SA9 1DS

£275,000



Charming stone-built cottage forming part of a barn conversion of four cottages. Conveniently situated just off the A4067, with both the Brecon Beacons National Park and Swansea in easy reach. The first floor has three bedrooms (one with ensuite) with beam features, plus a family bathroom. Downstairs is a kitchen diner, a cosy lounge, and a dining room with french doors that look out onto the private, enclosed garden. A detached, wooden garage approx 25 metres from the property compliments a designated parking space.

Cwmtwrch is located in the valley of Afon Twrch, just off the A4067 some 15 miles north of Swansea. It enjoys several pub/restaurants, a garden centre, and a golf-club. Education is served by a Welsh primary with Welsh and English secondaries in neighbouring Ystradgynlais, which also provides 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.

Hallway

Wood flooring. Under-stairs cupboard. Window to front. Composite door to front.

Lounge

4.83 m x 4.62 m (15'10" x 15'2") approx

Wood flooring. Window to rear. Two radiators.

Sitting Room

5.33 m x 2.51 m (17'6" x 8'3") approx

Patio doors to rear. Radiator. Two slit windows.

Kitchen/Diner

5.13 m x 4.83 m (16'10" x 15'10") Reducing to 2.740m (8' 12") approx (L-shaped).

Fitted with a range of wall and base units to include the wall-mounted gas boiler servicing central heating and hot water. Plumbed for dishwasher and automatic washing machine. Walls partly tiled. Sunken spotlights to ceiling. Windows to rear and front. Slit window to rear. uPVC stable door to rear. Radiator.

Cloakroom

1.88 m x 1.02 m (6'2" x 3'4") approx

W.C and wash hand basin. Window to rear.

Upper Floor

Landing

Loft access.

Bedroom 1

4.55 m x 3.30 m (14'11" x 10'10") approx

Beams to ceiling. Wood flooring. Window rear. Radiator.

Walk-in wardrobe

2.16 m x 1.52 m 7'1" x 5'0" approx

Ensuite

2.08 m x 1.35 m (6'10" x 4'5") approx

Modern wash-hand basin in a vanity unit. Corner shower cubicle. Sunken spotlights to ceiling. Floor and walls tiled. Double-glazed roof light.

Bedroom 2

4.14 m x 2.36 m (13'7" x 7'9") approx

Sloping beamed ceiling. Wood flooring. Window to front. Radiator.

Bedroom 3

4.19 m x 2.31 m (13'9" x 7'7") approx

Sloping ceiling. Wood flooring. Doubled-glazed roof light. Radiator.

Bathroom

2.08 m x 1.93 m (6'10" x 6'4") approx

Wash hand basin, W.C, and bath with mixer tap and shower attachment. Walls and floor tiled. Doubled glazed roof light. Heated towel ladder.

Exterior

Garage

6.15 m x 4.40 m (20'2" x 14'5") approx

Detached wooden garage.

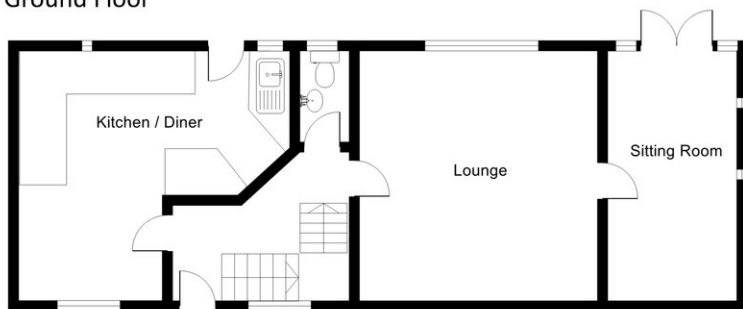
To the front

Detached wooden garage. One allocated parking area.

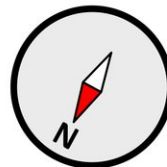
To the Rear

Good size rear garden enclosed with hedging and fencing and laid mostly to lawn with a paved patio area.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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