

**Roberts
Homes**



**3 Bedroom Detached House with sweeping views
30 Heol Maes Pica, Lower Cwmtwrch, Swansea,
West Glamorgan, SA9 2PP**

SCAN ME
for photos
and video

£325,000



Approached via an unmade lane this elevated stone built house enjoys extensive views of the Valley and a high degree of privacy. The property has three bedrooms and a large garage and workshop. The well maintained, low maintenance rear garden enjoys level patio areas and further views. Good decorative order throughout. Viewing essential.

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. 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 The Brecon Beacons National Park itself or on the shores of Swansea Bay.

Accommodation:-

Entrance Lobby

Floor tiled. uPVC door with double glazed panels to the front. Radiator.

Lounge

6.19 m x 3.00 m (20'4" x 9'10") max approx

Tiled fireplace with a log burning stove. Windows to front and rear. Radiator.

Kitchen/Diner

4.22 m x 2.83 m (13'10" x 9'3") max approx

Fitted with a range of modern cream wall and base units to include a five ring LPG hob, electric oven and stainless steel hood, plus an integrated dishwasher, fridge and wine rack. Floor tiled. Sunken spotlights to ceiling. Window to front. Radiator.

Utility

2.36 m x 2.61 m (7'9" x 8'7") approx

Plumbed for automatic washing machine. Wall mounted LPG boiler servicing central heating and hot water. Understairs cupboard. Floor tiled. Sunken spotlights to ceiling. Window to rear. Radiator.

Rear Lobby:-

2.33 m x 1.49 m (7'8" x 4'11") approx

Half uPVC double door to side. French doors to rear. Radiator.

Shower Room:-

2.34 m x 1.11 m (7'8" x 3'8") approx

Shower cubicle, w.c. and a small wash hand basin in a vanity unit. Partly tiled walls. Sunken spotlights to ceiling. Heated towel ladder. Window to side.

Upper Floor:-

Landing:-

Loft access. Window to rear.

Bedroom One

2.93 m x 2.98 m (9'7" x 9'9") max approx

Window to front. Radiator.

Bedroom Two:

3.11 m x 3.09 m (10'2" x 10'2") max approx

Window to rear. Radiator.

Bedroom Three:-

1.80 m x 4.00 m (5'11" x 13'1") max approx

Two windows to front and one to side. Radiator.

Bathroom:-

2.28 m x 2.31 m (7'6" x 7'7") approx

White bath with over bath shower, w.c. and wash hand basin in a vanity unit. Walls partly tiled. Sunken spotlights to ceiling. Built in cupboard. Window to rear. Radiator.

Exterior:-

Attached Garage

5.78 m x 3.71 m (19'0" x 12'2") approx

Block built garage with power and light. Stairs to workshop. Electric up and over door. Window to side.

Workshop

5.77 m x 3.70 m (18'11" x 12'2") approx

Workshop has power, light and two double glazed roof lights.

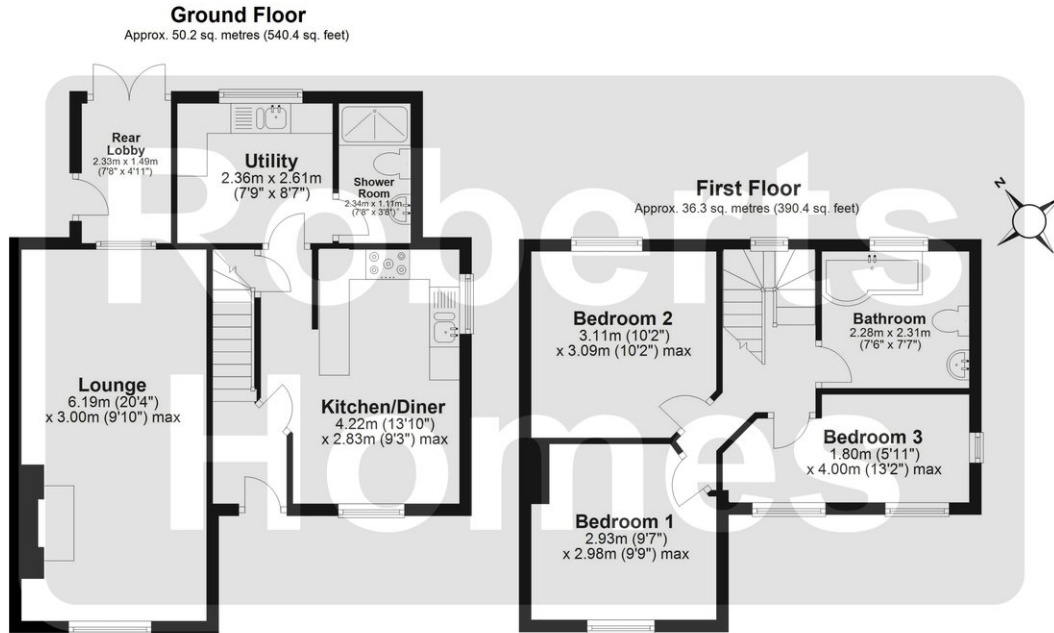
To the front:-

Two sets of access steps to the sloping garden, laid to lawn and shrubs. Level concreted seating area.

To the rear:-

A large stone paved patio and paths leading to shrub and flower beds and a second patio area, beyond this there is a final stone paved seating area with extensive views.

To the side there is a driveway and parking for several vehicles.



Total area: approx. 86.5 sq. metres (930.7 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: Freehold
Council tax band: D (Powys)
Services: Mains electricity. Mains water.
Mains drainage. LPG central heating.

Viewing strictly by appointment with
Roberts Homes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	36	
(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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