

**Roberts  
Homes**



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**3 Bedroom Semi-detached house**  
**Hafandeg, 83 Gorof Road, Lower Cwmtwrch, Swansea, SA9 1DS**

**£229,950**





**Conveniently situated just off the A4067, is this traditional three bedroom semi-detached house commanding views of the Varteg from the front and garden. The property has a long driveway, leading to an attached garage together with a large sloping rear garden, with a private aspect. In need of modernisation, it offers excellent future potential.**

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

## Hallway

Plate rack. Under stairs cupboard. Two uPVC double glazed windows with leaded lights to front. uPVC door with a double glazed panel and leaded lights to front. Radiator.

## Lounge/Diner 7.14 m x 3.66 m (23'5" x 12'0") max approx (excluding bay)

Stone face fireplace with side shelving. Alcove shelving. Two softwood windows and French doors to rear. Bay window to front. Three radiators.

## Sunroom 1.10 m x 3.70 m (3'7" x 12'2") approx

uPVC double glazed panels and door. Radiator.

## Cloakroom

W.C. Window to side.

## Utility 2.65 m x 2.31 m (8'8" x 7'7") approx

Wall mounted gas boiler servicing central heating and hot water. Window to side.

## Kitchen 2.88 m x 2.08 m (9'5" x 6'10") approx

Stainless steel sink unit and some wall and base units. Window to side. Radiator.

## Upper Floor

### Landing

uPVC double glazed window and leaded lights to side.

### Bedroom One 3.67 m x 3.67 m 12'0" x 12'0" max approx (excluding bay)

Built in wardrobes. Bay window to front. Radiator.

### Bedroom Two 3.65 m x 3.66 m (12'0" x 12'0") max approx

Built in wardrobes. Window to rear. Radiator.

### Bedroom Three 2.64 m x 2.44 m (8'8" x 8'0") approx

Built in cupboard. Window to front. Radiator.

### Shower Room 1.63 m x 2.39 m (5'4" x 7'10") approx

Shower cubicle. Wash hand basin. Built in cupboard with a radiator. Window to rear. Radiator.

### W.C

Part tiled walls. Loft access. w.c. Window to side.

### Exterior

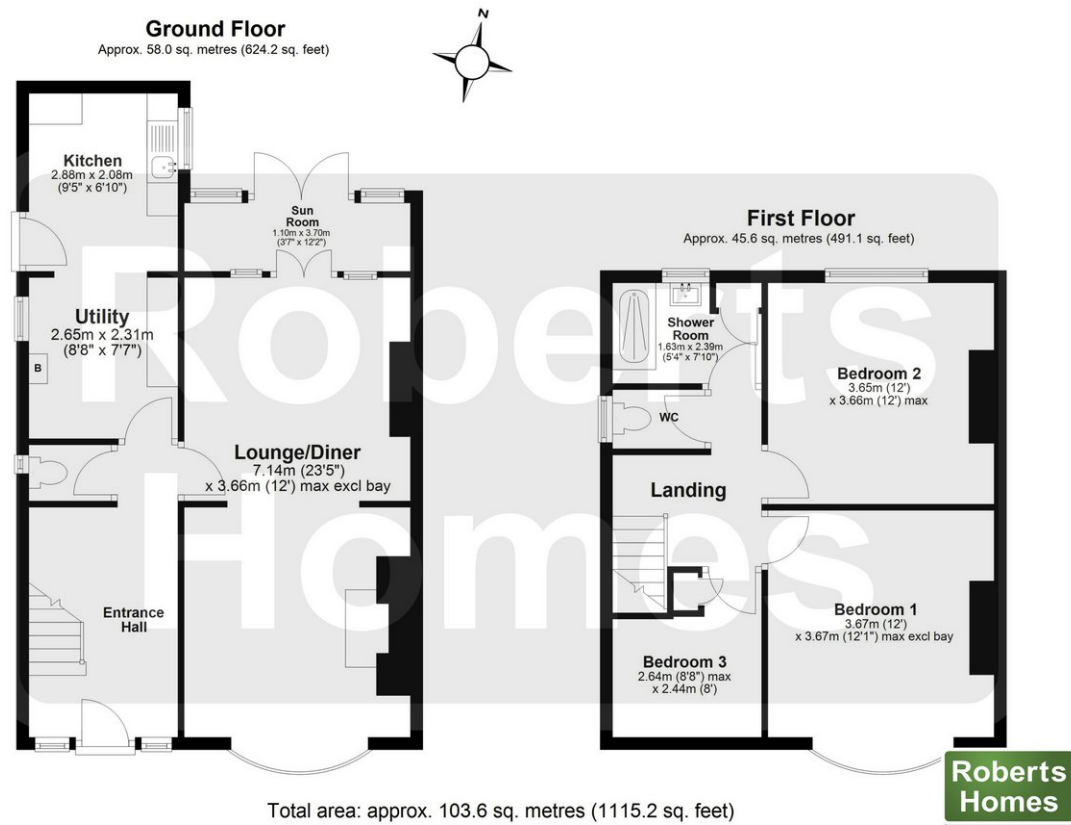
To the front a garden, laid to lawn with a front boundary wall.

A long side driveway leads to an attached garage. To the rear there is a large sloping garden. With a large paved patio area leading to steps to the terraced garden laid to lawn, shrubs and hedging.

### Garage 5.32 m x 2.90 m (17'5" x 9'6") approx

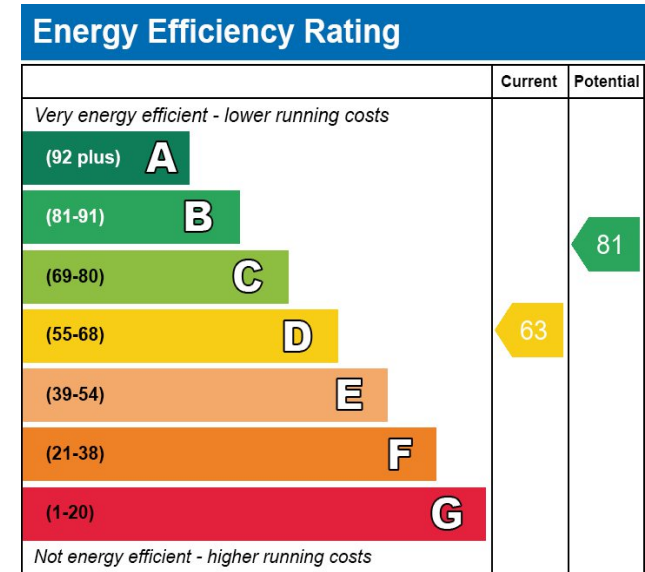
Remote opening door. Window to side and rear.





Tenure: Advised freehold. To be confirmed by solicitors  
 Council tax band: D (Powys County Council)  
 Services: Mains gas. Mains water & drainage (advised unmetered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.



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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