

Roberts
Homes

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2 Bedroom Semi-detached house

72 Dolfain, Ystradgynlais, Swansea, SA9 1QS

£135,000



A fantastic starter home ideal for first-time buyers. Located on a popular ex-local authority development within walking distance of Golwg Y Cwm primary school and local shop. The kitchen and bathroom were replaced in 2020 along with a full electrical rewire. Potential for front off-street parking area (subject to planning).

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.

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Consumer Protection from Unfair Trading Regulations 2008

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

Half double-glazed uPVC door to front. Window to front. Under stairs storage sectioned into three cupboards. Laminate flooring. Radiator. Window to front.

Lounge 3.39 m x 5.06 m (11'1" x 16'7") approx
Laminate flooring. Window to rear. Radiator.

Kitchen 2.59 m x 3.89 m (8'6" x 12'9") approx
Fitted with a range of cream wall and base units. Light wood finish worktops with stainless-steel sink. Plumbed for automatic washing machine. Integrated fridge below sink. Four-ring gas hob and electric oven. Overhead extractor hood. Window to front. Radiator. Door to lean-to. Door to pantry.

Pantry 1.66 m x 0.89 m (5'5" x 2'11") approx
Walk in pantry with some shelving and a worktop. Window to side.

Upper Floor

Landing

Loft access.

Bedroom 1 2.71 m x 5.07 m (8'11" x 16'8") max approx
Two windows to front. Built in cupboard. Laminate flooring. Radiator.

Bedroom 2 3.31 m x 3.18 m (10'10" x 10'5") approx (exl. recess)
Carpeted. Window to rear. Radiator.

Bathroom

White bath with overhead shower attachment. White pedestal sink and W.C. Built-in airing cupboard with radiator. Walls part-tiled. Laminate flooring.

Exterior

Lean-to

Half glazed uPVC doors to front and rear. Two adjoining block-built sheds.

W.C 1.63 m x 0.89 m (5'4" x 2'11") approx
Outside w.c. with wall-mounted Worcester gas boiler servicing central heating and hot water.

Storage shed 1.85 m x 1.99 m (6'1" x 6'6") approx
Adjoining lean-to. Window to side.

Storage shed 1.84 m x 0.94 m (6'0" x 3'1") approx
Adjoining to lean-to

To the front

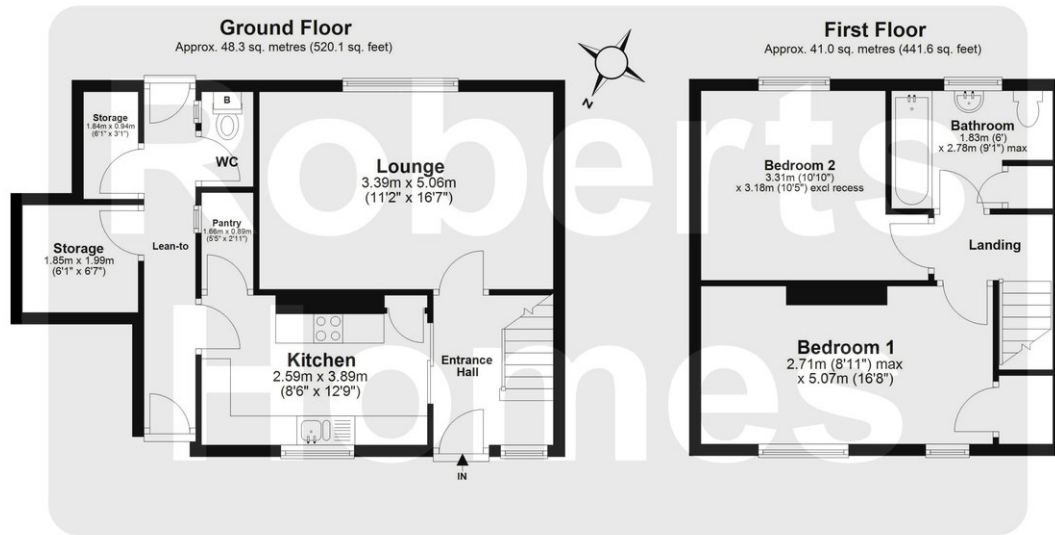
Lawned area enclosed by boundary wall. Iron gate to pavement. Outside light.

To the rear

Level garden laid mostly to coloured gravel with some shrub beds. Pulley system washing line. Outside tap.

Tenure: Freehold
 Council tax band: A (Powys County Council)
 Services: Mains gas heating and hot water. Mains water and drainage. Mains electricity.

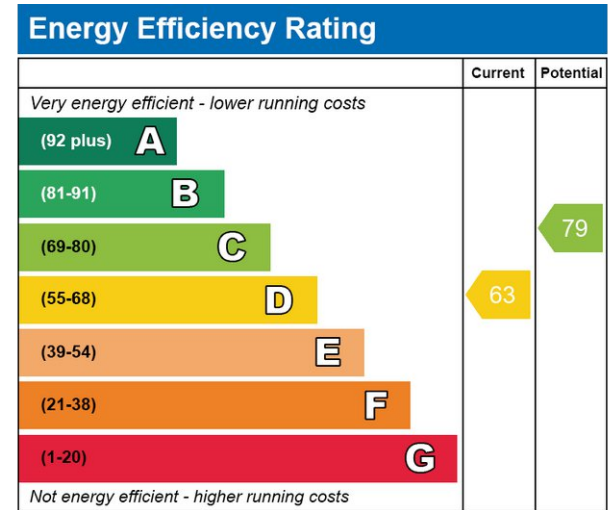
Viewing strictly by appointment with Roberts Homes.



Total area: approx. 89.3 sq. metres (961.7 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.



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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