

**Roberts
Homes**



SCAN ME
for photos
and video

3 Bedroom Detached House

245 Brecon Road, Ystradgynlais, Swansea, West Glamorgan, SA9

1QT

£379,950



Need a home for a busy, working family? This conveniently detached 3 double bedroom house could be it. With 2 reception rooms and conservatory it provides ample space. Two bathrooms plus an ensuite means no more morning bathroom rota chaos. An enclosed, level garden provides space for furry family members to stretch their legs and features a covered barbecue area, and outbuilding that could be a home office or entertainment space. With a drive that has space for a minimum of four cars, plus a garage/ utility.

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 Show Caves 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.

Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

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.

Hall

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Composite door to front. Inner glazed door. Wood effect tiled floor. Radiator.

Lounge/Diner

6.63 m x 3.63 m (21'9" x 11'11") max approx

Multi fuel stove in a brick fireplace with wood surround. Wooden shelving to alcoves. Glazed door to rear. Understairs cupboard. Window to front. Two radiators.

Sitting Room

3.78 m x 3.30 m (12'5" x 10'10") approx

Traditional wooden fire surround with cast fireplace. Wooden shelving to alcoves, window to front. Radiator.

Kitchen

4.98 m x 2.79 m (16'4" x 9'2") approx

Fitted with a comprehensive range of wood-finish wall and base units to include an integrated dishwasher, 5-ring gas hob, electric double-oven, and microwave. Window to side. Vertical radiator. Wooden stable door to side. Wood-finish tiles to floor.

Bathroom

2.79 m x 2.62 m (9'2" x 8'7")

Free-standing roll-top bath with shower attachment and mixer tap. White w.c. and wash hand basin. Modern black and glass shower cubicle with waterfall shower. Large cupboard with wall-mounted gas boiler servicing central heating and hot water. Vertical radiator, window to side.

Conservatory

3.99 m x 3.94 m (13'1" x 12'11") approx

Constructed from uPVC double-glazed units on a base wall with domed roof. Rear double doors to garden. Door to side. Wood-effect tiled floor. Radiator. Power points.

Upper Floor:

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Landing

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Covered radiator. Loft access. Window to rear.

Bedroom 1

3.96 m x 2.87 m 13'0" x 9'5" approx

Bedroom 2

3.25 m x 3.10 m (10'8" x 10'2") approx

Two built-in single wardrobes. Window to front. Radiator.

Bedroom 3

3.96 m x 2.87 m (13'0" x 9'5") approx

Two built-in single wardrobes. Window to rear. Radiator.

Bathroom

2.79 m x 1.52 m (9'2" x 5'0")

Bath with waterfall over-bath shower and mixer tap. Wash hand basin in a modern vanity unit. W.c. Walls and floor tiled. Window to rear. Radiator.

Exterior

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Brick Pavia driveway providing parking for several vehicles. Extra-wide gates (to take caravan) to front. Wooden storage shed. External power points.

Rear garden

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Large, paved patio area leading to the lawn. Enclosed with wooden fencing and stone with wrought iron fencing.

Garage

4.75 m x 2.49 m (15'7" x 8'2") approx

Dimensions for parking area only. Block-built. Power and light. Window to rear (not uPVC double-glazed). To the side of the garage is a log store and coal store.

Utility room

2.39 m x 1.73 m 7'10" x 5'8"

Plumbed for two washing machines. Window to front. Side, half-glazed uPVC door to side. Power points. W.c with wash hand basin and w.c.

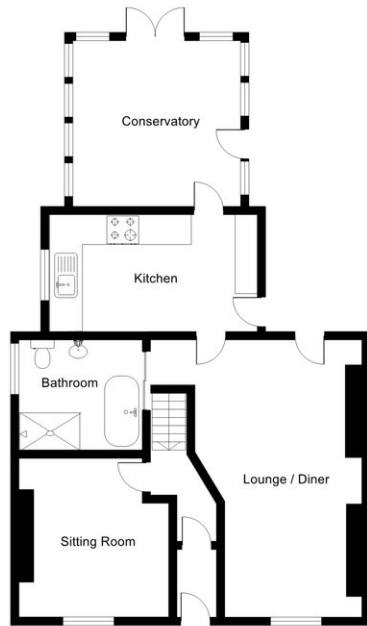
Bottom of garden

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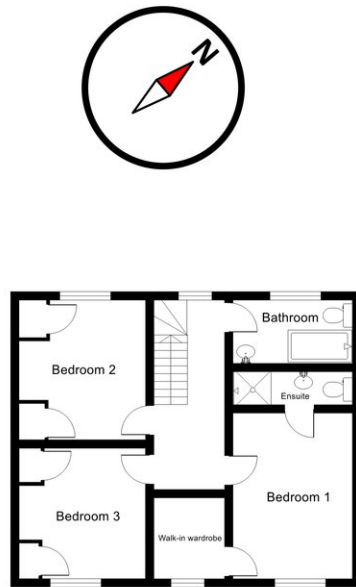
Large covered patio area. Enclosed wooden area for hot tube (hot tub not included in sale). Barbecue area. External power point.

Summer house

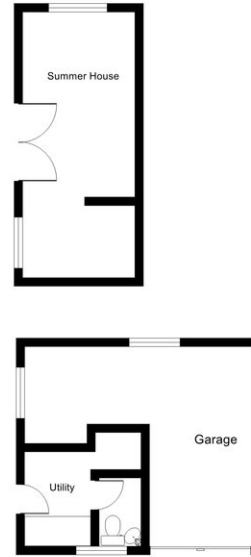
Ground Floor



First Floor



Exterior



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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		82
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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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