

**Roberts  
Homes**



78

SCAN ME  
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and video



3 Bedroom Detached House

78 Brecon Road, Ystradgynlais, Swansea, SA9 1HH

**£179,950**



**Chain-free three bedroom detached house with off-street parking. Situated minutes walk from the town centre, this property has reconfiguration and extension options (subject to planning) and offers great potential as a family home close to the heart of Ystradgynlais.**

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.

**Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT**

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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 Porch ( )

uPVC door with double glazed panels to side.

### Lounge/Diner 7.21 m x 4.73 m (23'8" x 15'6") approx

Laminate flooring. Front and side windows. Three radiators.

### Kitchen 3.10 m x 3.91 m (10'2" x 12'10") approx

Fitted with a range of wood finish wall and base units to include electric hob, oven and cooker hood. Understairs cupboard. Radiator.

### Utility 2.22 m x 2.13 m (7'3" x 7'0") approx

Half double glazed uPVC door to rear. Plumbed for automatic washing machine. Window to rear. Radiator.

### Bathroom 2.26 m x 2.42 m (7'5" x 7'11") approx

White bath, wash hand basin and w.c. Walls and floor tiled. Window to side. Radiator.



### Upper Floor

#### Landing

Loft Access. Built in cupboard. Window to side.

#### Bedroom 1 3.42 m x 3.72 m (11'3" x 12'2") approx

Window to front. Radiator.

#### Bedroom 2 2.62 m x 4.60 m (8'7" x 15'1") approx

Window to side. Radiator.

#### Bedroom 3 3.20 m x 2.24 m (10'6" x 7'4") approx

Built-in cupboard with gas boiler servicing central heating and hot water. Window to rear. Radiator.

#### Bathroom 3.49 m x 1.59 m (11'5" x 5'3") approx

White bath with a mixer tap and shower attachment, wash hand basin and w.c. Window to side. Radiator.

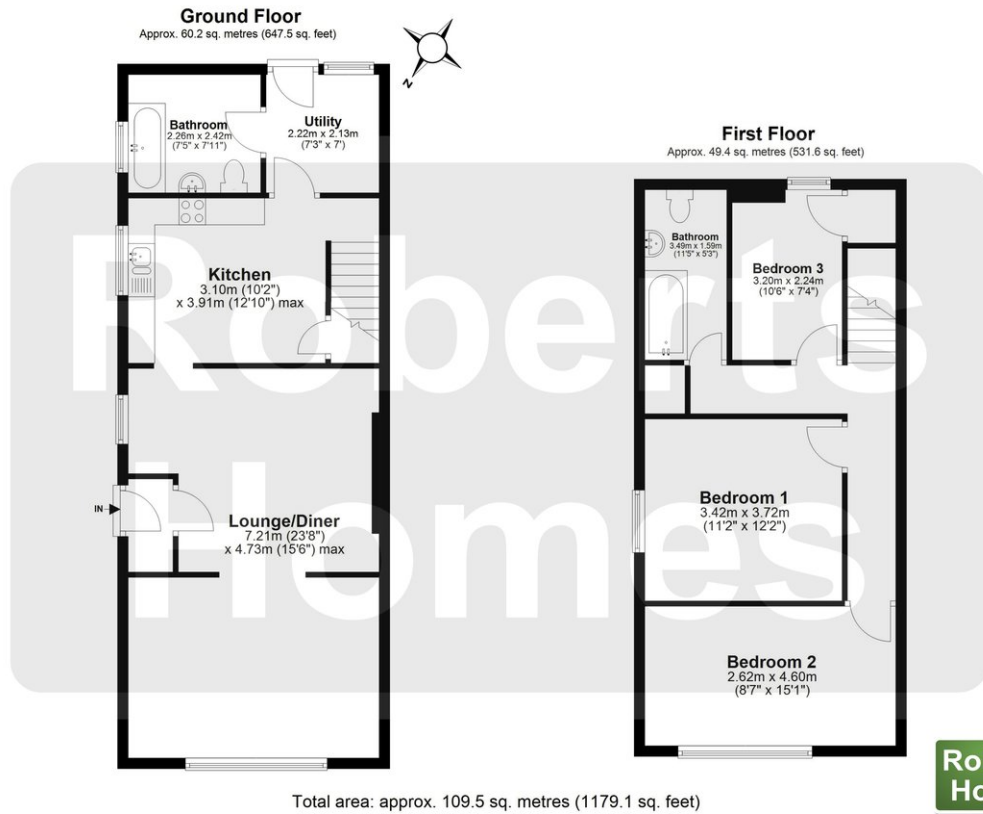
#### Exterior

Front garden laid to grass with a block built boundary wall.

Rear garden laid mostly to lawn.

#### Garage 5.28 m x 3.71 m (17'4" x 12'2") approx

Attached block built garage with driveway in front.



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: (Powys County Council)  
Services: Mains gas. Mains water and drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.

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