

**Roberts  
Homes**



2 Bedroom Detached Bungalow  
25 Richmond Park, Ystradgynlais, Swansea, SA9 1SG

**£229,950**





**Situated on a small popular development and close to the local stores and bus stop, is this two bedroom detached bungalow. The property has the benefit of a detached garage, two driveways and a small garden. Gas central heating.**

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

**Entrance lobby**

uPVC door to front with a double glazed panel. Radiator.

**Lounge/Diner**

*6.55 m x 3.53 m max approx*

Wall mounted gas fire (disconnected at present) in a wood finish surround. Two windows to side and one to front. Radiator.

**Kitchen**

*3.58 m x 2.72 m approx*

Fitted with a range of wall and base units. Built in storage cupboard. Window to side. uPVC double glazed door to side.

**Shower/Wet room**

*2.69 m x 1.83 m approx*

Level entry shower, wash hand basin and w.c. Heated towel ladder. Wall mounted gas boiler servicing central heating and hot water. Window to side.

**Bedroom 1**

*3.66 m x 3.56 m*

Window to side. Radiator.

**Bedroom 2**

*approx*

Window to rear. Radiator.

**Garage**

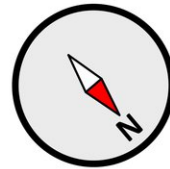
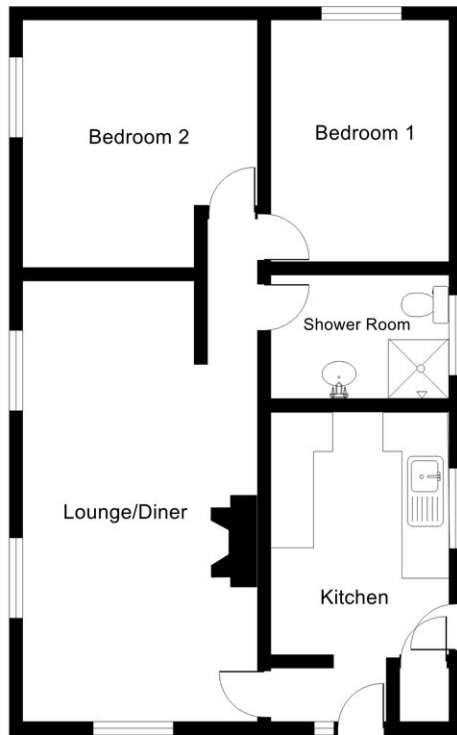
*5.16 m x 2.69 m approx*

Up and over door. Window to side

**Exterior**

Long side driveway laid to pressed concrete. Rear driveway leading in a detached garage.

Front and side gardens laid to lawn and shrub beds.



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: Advised freehold (TBC by solicitor)

Council tax band: C

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)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	68	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<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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Consumer Protection from Unfair Trading Regulations 2008

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