

**Roberts
Homes**



2 Bedroom Semi-detached House
13 Lynden, Lower Cwmtwrch, Swansea,
West Glamorgan, SA9 1DW

£115,000



Situated in a quiet location is this semi detached house. The property has two double bedrooms, gas central heating and uPVC double glazed units. Good size gardens to front and rear. Good first purchase or Buy to Let.

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

uPVC half double glazed door to front. Window to side. Radiator.

Lounge

3.29 m x 4.07 m (10'10" x 13'4") approx

Window to front. Radiator.

Kitchen

2.52 m x 6.11 m (8'3" x 20'1") approx

Fitted with a range of wood finish wall and base units to include an electric oven, hob and stainless steel hood. Plumbed for automatic washing machine. Sunken spotlights to ceiling. Floor tiled. Two windows to rear. uPVC half double glazed door to rear. Radiator.

Upper Floor

Landing

Built in cupboard with side window and wall mounted gas boiler servicing central heating and hot water. Window to front. Radiator.

Bedroom One

3.32 m x 4.16 m (10'11" x 13'8") approx

Window to front. Radiator.

Bedroom Two

2.63 m x 3.46 m (8'8" x 11'4") approx

Window to rear. Radiator.

Bathroom

1.66 m x 2.48 m (5'5" x 8'2") approx

White bath with over bath shower. White wash hand basin and w.c.

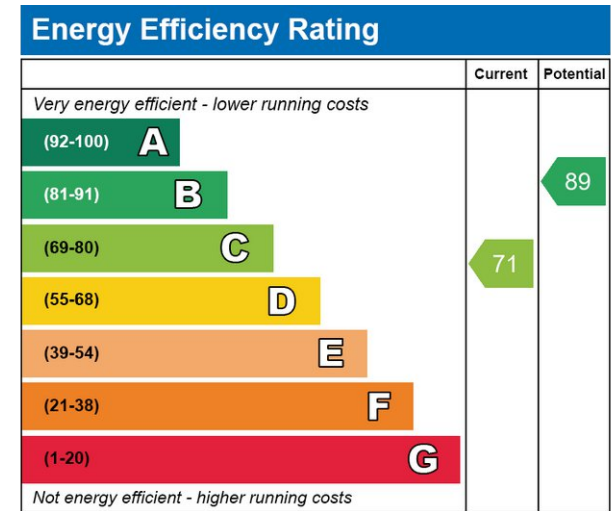
Exterior

Front garden laid to grass with a front boundary wall. Side pedestrian access.

To the rear a long garden laid to grass. Brick built storage shed.

Tenure: Freehold
 Council tax band: A
 Services: All main services

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.



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.