

**Roberts
Homes**



4 Bedroom Cottage

**River Cottage, 145 Heol Giedd, Cwmgiedd, Ystradgynlais,
Swansea, West Glamorgan, SA9 1LY**

£440,000



A charming 3/4 bedroom detached cottage in the picturesque hamlet of Cwmgiedd. Standing in approx half an acre of mature gardens and overlooking the River Giedd it has parking for several vehicles. Approved and licenced by Powys Council for home boarding (dogs) - the charming riverside setting offers possible income potential from glamping/AirBnB as well.

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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Hall

3.97 m x 2.20 m (13'0" x 7'3") approx

uPVC door with double glazed panels. Floor tiled. Radiator

Lounge

3.97 m x 3.53 m (13'0" x 11'7") approx

Moulded fireplace with a log burning stove. Window to front. Radiator

Sitting Room/Bedroom 4

3.96 m x 3.94 m (13'0" x 12'11") approx

Moulded fireplace with an open coal effect electric fire. Window to front. Radiator.

Bathroom

3.99 m x 1.77 m (13'1" x 5'10") approx

White bath with mixer taps, wash hand basin and w.c. Double shower cubicle. Walls partly tiled. Floor tiled. Window to front. Radiator.

Utility

2.14 m x 3.29 m (7'0" x 10'10") approx

Fitted wall and base units to one wall. Plumbed for automatic washing machine. Floor standing oil boiler servicing central heating and hot water. Floor tiled. uPVC double glazed door to side. Window to rear. Radiator.

Kitchen/ Diner

2.05 m x 10.82 m (6'9" x 35'6") Approx

Fitted with a range of wall and base units to include a multifuel Aga style range. Electric cooker. Grey sink with mixer tap. Sunken spotlights to ceiling. Window to rear. To the dining area - French doors to side. Window to rear. Radiator.

Upper Floor

Main Bedroom

3.12 m x 4.72 m (10'3" x 15'6") excluding alcove

Four double built in wardrobes with 3/4 length mirrors. White wash hand basin in unit with cupboards and w.c. (recessed within bedroom itself). Two windows to front. Radiator.

Bedroom 2

3.00 m x 4.00 m 9'10" x 13'1" approx

Glass bowl wash hand basin and w.c. (within bedroom). Window to front. Radiator.

Bedroom 3

3.12 m x 2.82 m (10'3" x 9'3") approx

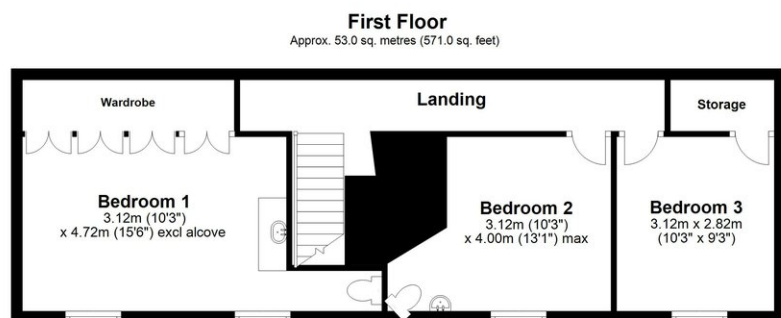
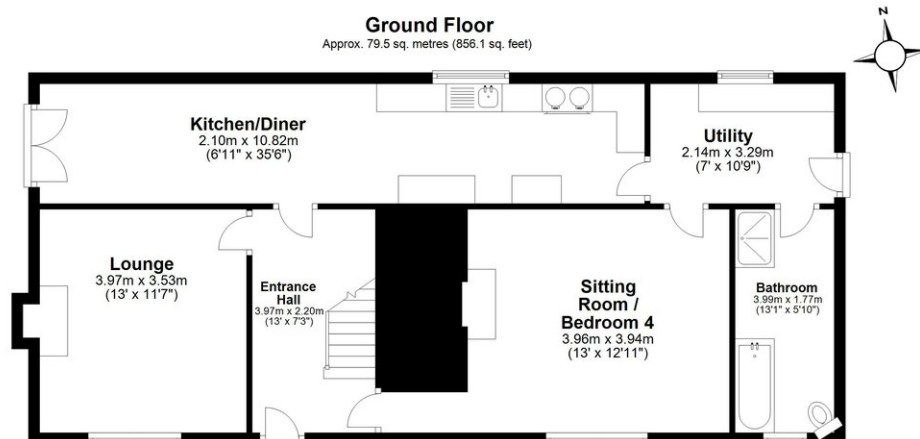
Large built in storage cupboard. Loft access. Window to front. Radiator.

Exterior

Gravelled driveway and parking area providing parking for several vehicles. Gardens are laid to large lawned areas with mature shrubs and trees. Side concreted patio area. Seven raised vegetable beds. Chicken run and two chicken coups. Aluminium greenhouse. Oil storage tank. Wooden shed. Workshop with power and light.

NOTE:

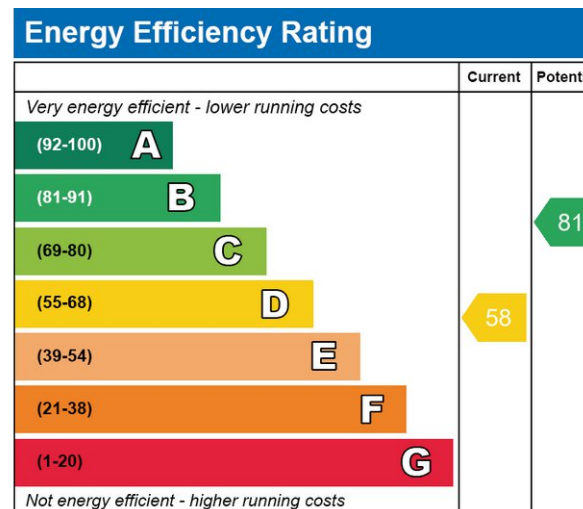
Any glamping or AirBnb would be subject to any necessary planning consents.



Total area: approx. 132.6 sq. metres (1427.1 sq. feet)

Tenure: Freehold
Council tax band: D
Services: Heating oil. Mains water. Septic-tank drainage. Mains electricity.

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.



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