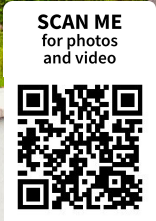


**Roberts  
Homes**



3 Bedroom Semi-detached House  
68 Brecon Road, Ystradgynlais, Swansea,  
West Glamorgan, SA9 1HH



**£305,000**



**An extremely well presented semi-detached house located less than a quarter of a mile from Ystradgynlais centre. Three double bedrooms, a large family bathroom, and spacious and flexible ground floor living areas combined with a large garden and off-street parking make this an ideal family home.**

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

### Hallway

Oak flooring. uPVC door with double glazed panels to front. Inner half glazed door with etched glass.

### Sitting Room

3.89 m x 3.02 m (12'9" x 9'11") approx

Oak glazed purpose built glazed panelling and doors to lounge. Oak flooring. Window to front. Radiator.

### Front Lounge

5.31 m x 3.76 m (17'5" x 12'4") max approx

Wood and tile fireplace with an open gas coal fire. Open plan stairs. Window to side. Radiator.

### Kitchen/Diner

5.18 m x 4.83 m (17'0" x 15'10") Reducing to 2.925m (9'7") approx. L-shaped

Fitted with a range of modern grey wall and base units to include an integrated dishwasher, gas hob, electric oven, and stainless steel hood. Breakfast bar. Floor tiled. sunken spotlight to ceiling. Vertical radiator.

### Side Hallway

Floor tiled. uPVC double glazed door to side. Radiator.

### Utility

1.78 m x 1.75 m (5'10" x 5'9") approx

Wall mounted gas boiler servicing central heating and hot water. Plumbed for automatic washing machine. White w.c. Floor tiled. Window to side. Radiator.

### Rear Lounge

4.75 m x 4.60 m (15'7" x 15'1") approx

Floor tiled. French doors with glazed side panels to rear. Two windows to side. Two double glazed roof lights. Two radiators.

### Upper Floor:

#### Landing

Loft access. Radiator.

#### Bedroom 1

5.26 m x 3.17 m (17'3" x 10'5") approx

Fitted wardrobe and draw units to two walls. Two windows to front. Radiator.

#### Bedroom 2

3.07 m x 3.40 m (10'1" x 11'2") approx

Fitted wardrobe. Window to side. Radiator.

#### Bedroom 3

4.19 m x 2.39 m (13'9" x 7'10") approx

Window to rear. Radiator.

#### Bathroom

5.18 m x 2.34 m (17'0" x 7'8") approx

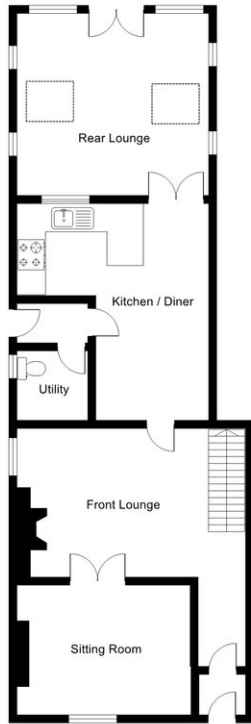
Free standing bath and mixer tap. Wash hand basin in a vanity unit and w.c. Plus a double shower cubicle. Floor tiled and walls partly tiled. Sunken spotlights to ceiling. Heated towel ladder and radiator. Window to rear. Jack and Jill doors to bedroom two and landing.

#### Exterior

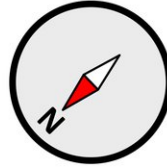
To the front a parking area for one car and garden to paving and chippings. Pedestrian access to side.

To the rear a large stone patio area and long garden enclosed with walls to both sides and laid to lawn.

Ground Floor



First Floor



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: 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>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(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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