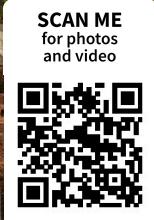


**Roberts
Homes**



3 Bedroom Detached House

6 School Road, Ystalyfera, Swansea, West Glamorgan, SA9 2NQ

£145,000



Ideal buy to let! This large detached property offers three bedrooms, two reception rooms and two bathrooms (one on each floor). Previously the second reception rooms has been used as a forth bedroom. Ideal property for buyers looking for minimal, low maintenance exterior space. Off street parking.

Ystalyfera is located on the banks of the River Tawe some 13 miles north of Swansea - just off the main A4067. Nestled between Varteg Hill and Alltygrug Hill it provides impressive views to its residents. Education is provided by a local Welsh primary school as well as both English and Welsh primaries, with secondaries in neighbouring Ystradgynlais. A small selection of shops, cafés and takeaways are complimented by additional establishments in Ystradgynlais 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 (Brecon Beacons National Park) itself or on the shores of Swansea Bay.

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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

Part glazed uPVC door to front. Window to front. Under stairs storage. Radiator.

Lounge

3.34 m x 3.85 m (10'11" x 12'8") approx
Windows to front and side. Radiator.

Kitchen

3.73 m x 3.45 m (12'3" x 11'4") approx
Fitted with a range of wall and base units to include an integral fridge/freezer, electric oven and 4 ring gas hob. Extractor fan. Wall mounted gas boiler servicing central heating and hot water. Partly tiled walls and tiled floor. Window to front. Radiator.

Sitting Room

3.50 m x 3.50 m (11'6" x 11'6") approx
Previously used as a forth bedroom. Window to rear. Radiator.

Downstairs Bathroom

2.39 m x 1.81 m (7'10" x 5'11") approx
Glass shower cubicle with over head shower attachment. White bath, wash hand basin and w.c. Partly tiled walls. Tiled Floor. Extractor fan. Wall mounted vanity unit with mirrors. Window to rear. Radiator.

Upper Floor

Landing

Loft access. Radiator.

Bedroom 1

3.36 m x 3.87 m (11'0" x 12'8") approx
Window to front. Radiator.

Bedroom 2

3.73 m x 3.47 m 12'3" x 11'5" approx
Window to front. Radiator.

Bedroom 3

3.52 m x 3.47 m (11'7" x 11'5") approx
Window to rear. Radiator.

Upstairs Bathroom

2.39 m x 1.80 m (7'10" x 5'11") approx
White bath with over head shower, wash hand basin and w.c. Partly tiled walls. Window to rear. Extractor fan. Radiator.

Exterior

Off road parking to the front of the property.

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

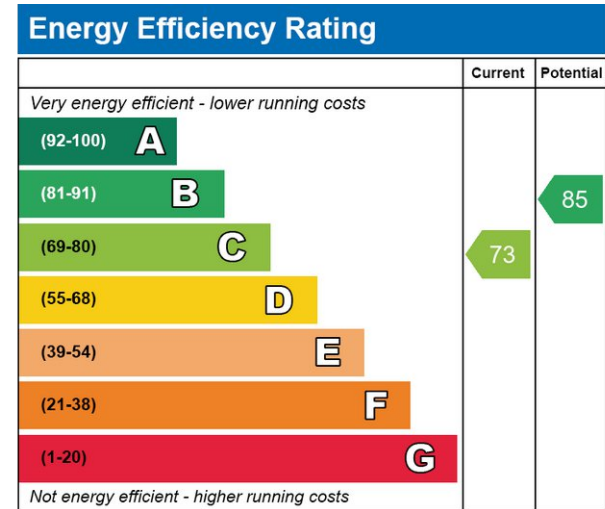
Viewing strictly by appointment with
 Roberts Homes.



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)



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.



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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