

**Roberts  
Homes**



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3 Bedroom Semi-detached House  
21 Tai Gwalia, Upper Cwmtwrch,  
Swansea, West Glamorgan, SA9 2UW

**£129,950**



**Offered with no onward chain this three-bedroom semi-detached house is situated on a quiet road in Upper Cwmtwrch. Recently renovated to include a new kitchen, bathroom and flooring. Central heating are serviced by a new electric combi boiler which is also supplemented by photovoltaic panels on the south-facing side of the roof. Good size, gently sloping rear garden. Potential for off-street parking to the front (subject to planning).**

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.

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## Hallway

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

**Lounge** 4.14 m x 3.04 m (13'7" x 10'0") max approx

Laminate flooring. Window to front. Radiator.

**Kitchen** 2.09 m x 4.52 m (6'10" x 14'10") approx

Well fitted galley style kitchen to include an integrated electric hob, oven and cooker hood plus a one and half bowl stainless steel sink.

Floor tiled and splash back tiled. Two windows to rear. Sunken spotlights to ceiling. Radiator.

## Side Lobby

Floor tiled. Built in cupboard plumbed for automatic washing machine. uPVC half double glazed door to side.

## Cloakroom

White w.c. Floor tiled. Window to side.

## Upper Floor

### Landing

Laminate flooring. Window to side.

**Bedroom 1** 3.26 m x 2.93 m (10'8" x 9'7") max approx

Laminate flooring. Window to front. Radiator.

**Bedroom 2** 3.05 m x 2.75 m 10'0" x 9'0" max approx

Built in cupboard with an Elektra Compact combination boiler servicing central heating and hot water. Laminate flooring. Window to rear. Radiator.

**Bedroom 3** 2.14 m x 2.74 m (7'0" x 9'0") approx

Laminate flooring. Window to rear. Radiator.

**Bathroom** 2.33 m x 1.50 m (7'8" x 4'11") approx. (excluding recess)

White bath with an electric over bath shower, wash hand basin and w.c. Floor tiled. Heated towel ladder. Window to front.

## Exterior

Front garden enclosed with wooden fencing. Side path to rear.

Long, sloped rear garden uncultivated at present.



Total area: approx. 68.2 sq. metres (734.1 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.

Tenure: Freehold  
 Council tax band: A (Powys County Council)  
 Services: No mains gas. Electric central heating and hot water. Mains water and drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			50
(21-38) <b>F</b>		25	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



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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