





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.

# **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.

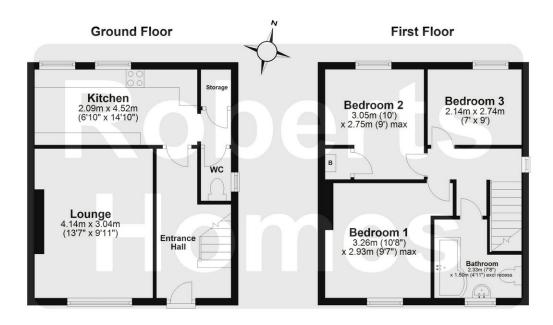
**Bedroom 3** 2.14 m x 2.74 m (7'0" x 9'0") approx Laminate flooring. Window to rear. Radiator.

**Bathroom**  $2.33 \, \text{m} \, \text{x} \, 1.50 \, \text{m} \, (7'8'' \, \text{x} \, 4'11'') \, \text{approx. (excluding recess)}$  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

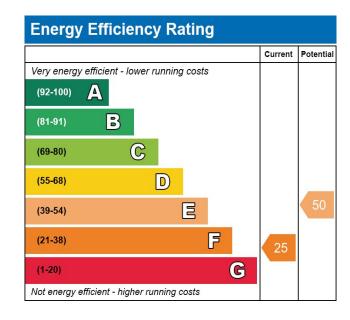
Council tax band: A (Powys County Council)

Services: No mains gas. Electric central heating and  $% \left( \mathbf{n}\right) =\left( \mathbf{n}\right)$ 

hot water. Mains water and drainage. Mains

electricity.

Viewing strictly by appointment with Roberts Homes.





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