


**Roberts
Homes**



3 Bedroom Link Detached House
84 Commercial Street, Ystradgynlais, Swansea,
West Glamorgan, SA9 1LA

SCAN ME
for photos
and video



£272,000



A quirky, stone-built link detached Victorian house ideally situated for enjoying the vibrant, riverside centre of Ystradgynlais within mere steps of pub/restaurants, cafés and shops etc. Renovated by the current owners, the property has three double bedrooms and two reception rooms together with a large, south-facing front garden, and smaller rear garden with potential.

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.

Entrance Porch

1.05 m x 1.27 m (3'5" x 4'2") approx

Windows to front and side. Floor tiled. uPVC door with a double glazed panel to side.

Lounge

3.94 m x 5.51 m (12'11" x 18'1") approx

Feature stone fireplace to one wall. Open plan solid oak stairs. Double sliding doors to dining room. Sunken spotlights to ceiling. Window to front. Radiator.

Dining room

3.58 m x 2.90 m (11'9" x 9'6") approx

Sunken spotlights to ceiling. Window to rear. Radiator.

Kitchen/Breakfast room

3.95 m x 2.92 m (13'0" x 9'7") approx

Fitted with a range of Oak wall and base units with Granite worktops and Belfast sink unit. To include an integrated dishwasher, fridge, freezer, five-ring gas hob and electric double oven. Stainless steel hood. Floor tiled. Windows to front and side. Radiator.

Utility

3.88 m x 2.08 m (12'9" x 6'10") max approx (narrows to doorway)

Stainless steel sink unit. Plumbed for automatic washing machine. Sunken spotlights to ceiling. Floor tiled. Stable door to rear. Radiator.

Cloakroom

1.29 m x 1.01 m (4'3" x 3'4")

White wash hand basin and w.c. Window to side. Radiator.

Upper Floor - Landing

Window to rear.

Bedroom 1

3.70 m x 3.02 m (12'2" x 9'11") approx

Windows to side and rear. Radiator.

Bedroom 2

3.97 m x 2.93 m (13'0" x 9'7") approx

Window to front. Radiator.

Bedroom 3

3.87 m x 2.93 m (12'8" x 9'7") approx

Window to front. Radiator.

Bathroom

3.00 m x 1.65 m (9'10" x 5'5") approx

White bath, w.c. and round bowl wash hand basin. Separate shower cubicle with rain shower head. Walls partly tiled. Window to front Heated towel ladder.

Basement area

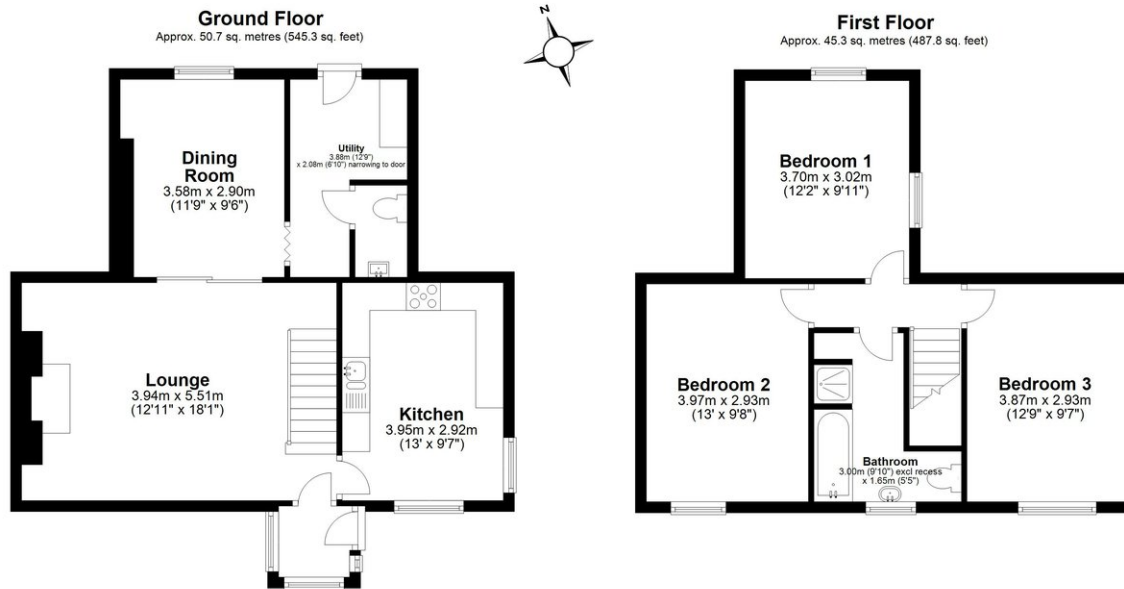
Gas boiler servicing central heating and hot water. Power and light. Window to front. uPVC door with double glazed panel to front. Open to rear.

Exterior:

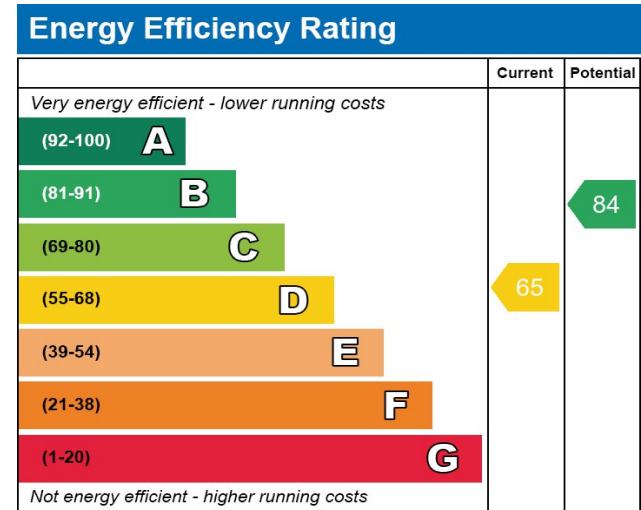
Access steps to the front garden which is laid to a large Cotswold gravel area and two lawns. The garden is enclosed with boundary walls and fencing. To the rear the garden is uncultivated at present. Access to basement area.

Tenure: Freehold
 Council tax band: C (Powys)
 Services: All mains services.

Viewing strictly by appointment with
 Roberts Homes.



Total area: approx. 96.0 sq. metres (1033.1 sq. feet)



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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