

**Roberts
Homes**



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3 Bedroom detached riverside house
1 Ynys Tre Deg, Upper Cwmtwrch, Swansea, SA9 2XN

£420,000



A unique opportunity to escape from the bustle and enjoy a slice of rural life with this three-bedroom detached house nestled by the river Twrch. Accessed via footbridge to the front, but with vehicular access along a lane to the rear, the property enjoys large grounds to the front and rear. Inside is tastefully decorated to a modern standard with a country feel throughout. Will you cwtch up by the log-burner in the lounge, or sun yourself in the property's south-facing orangery? Ideal for walkers: the lane to the rear follows the river and leads all the way up to the Brecon Beacons National Park.

Cwmtwrch meaning 'Valley of the Boar' 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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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.

Hallway

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

Lounge 4.38 m x 2.88 m (14'4" x 9'5") max approx

Multifuel stove. Beamed ceiling. Varnished floor boards. Window to front. Radiator.

Orangery 7.04 m x 3.26 m (23'1" x 10'8") max approx

Front, rear and side French doors. Floor tiled. Sunken spotlights. Radiator.

Kitchen 6.30 m x 2.77 m (20'8" x 9'1") approx

Fitted with a range of modern grey wall and base units, to include an integrated dishwasher, composite worktops and concealed lighting. LPG boiler concealed in a wall unit which services central heating and hot water. Beamed ceiling. Floor tiled. Windows to front and rear. Radiator.

Rear lobby

Floor tiled. Under stairs cupboard. uPVC half double glazed stable door to rear.

Utility 1.82 m x 1.74 m (6'0" x 5'9") approx

Floor tiled. Plumbed for automatic washing machine.

Cloakroom 1.78 m x 1.25 m (5'10" x 4'1") approx

Wash hand basin in a modern vanity unit and w.c. Floor tiled. One wall and one base unit.

Upper Floor

Landing

Varnished floor boards. Window to rear.

Bedroom 1 3.56 m x 4.00 m (11'8" x 13'1") max approx

Varnished floor boards. Two windows to front. Radiator.

Bedroom 2 3.55 m x 3.12 m (11'8" x 10'3") approx

Window to front. Radiator.

Bedroom 3 2.66 m x 3.12 m (8'9" x 10'3") approx

Built in cupboard. Window to rear. Radiator.

Bathroom 2.61 m x 2.46 m (8'7" x 8'1") approx

White roll top bath, wash hand basin & w.c. plus a corner shower cubicle. Partly tiled walls. Sunken spotlights to ceiling. Heated towel ladder. Window to rear.

Exterior

Approached via an unmade lane to the rear and abutting the River Twrch to the front the property enjoys large grounds with a pedestrian access to the front and ample parking to the rear.

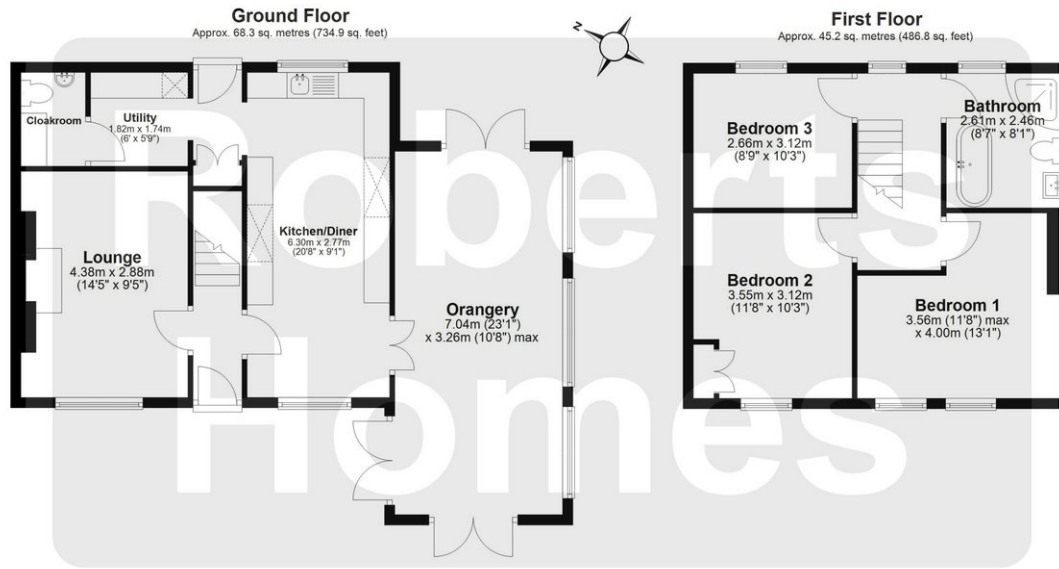
The grounds include a very large lawn with a decked area and ornamental fish pond, patio areas and growing areas.

Brick and stone build workshop.



Tenure: Freehold
 Council tax band: (Powys County Council)
 Services: LPG heating and hot water. Solid fuel room heater. Mains water. Septic tank drainage. Mains electricity.

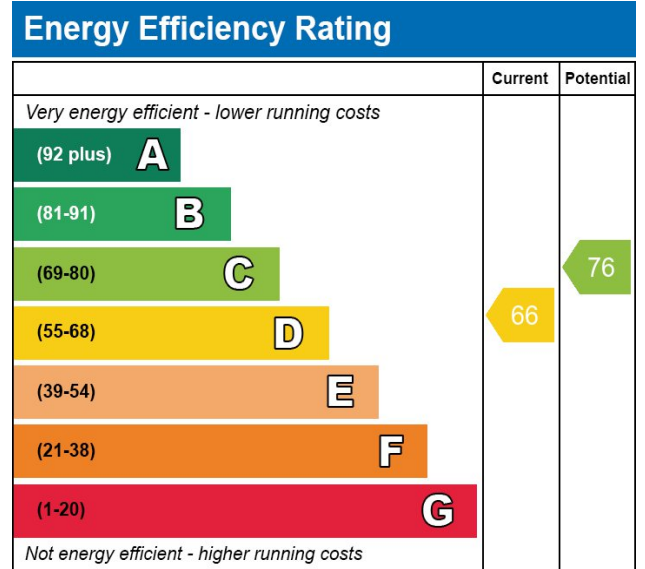
Viewing strictly by appointment with Roberts Homes.



Total area: approx. 113.5 sq. metres (1221.8 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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