

**Roberts
Homes**



3 Bedroom Semi-detached House
31 Glanrhyd Road, Ystradgynlais, Swansea,
West Glamorgan, SA9 1AU



£185,950



Lovingly modernised by the present owners is this three bedroom semi-detached house conveniently situated for local schools and amenities. It enjoys a modern kitchen/diner with appliances together with a modern shower room. The rear garden has a large stone patio leading directly off the dining area with lawn beyond.

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.

Hallway

L shaped. Under stairs cupboard. Composite front door. Window to side. Radiator.

Lounge

3.34 m x 3.37 m (10'11" x 11'1") approx (excluding bay)

Bay window to front. Radiator.

Kitchen/Diner

3.03 m x 6.36 m (9'11" x 20'10") approx

Fitted with a range of modern high gloss wall and base units to include an integrated oven, microwave, hob, dishwasher and fridge. Stainless steel hood. French doors to rear. Radiator.

Upper Floor

Landing

Window to front.

Bedroom One

3.34 m x 3.37 m (10'11" x 11'1") max approx

Window to front. Radiator.

Bedroom Two

2.66 m x 3.38 m (8'9" x 11'1") max approx

Built in cupboard with gas boiler servicing central heating and hot water. Built in double wardrobe. Window to rear. Radiator.

Bedroom Three

3.05 m x 2.13 m (10'0" x 7'0") approx

Window to rear. Loft access. Radiator.

Bathroom

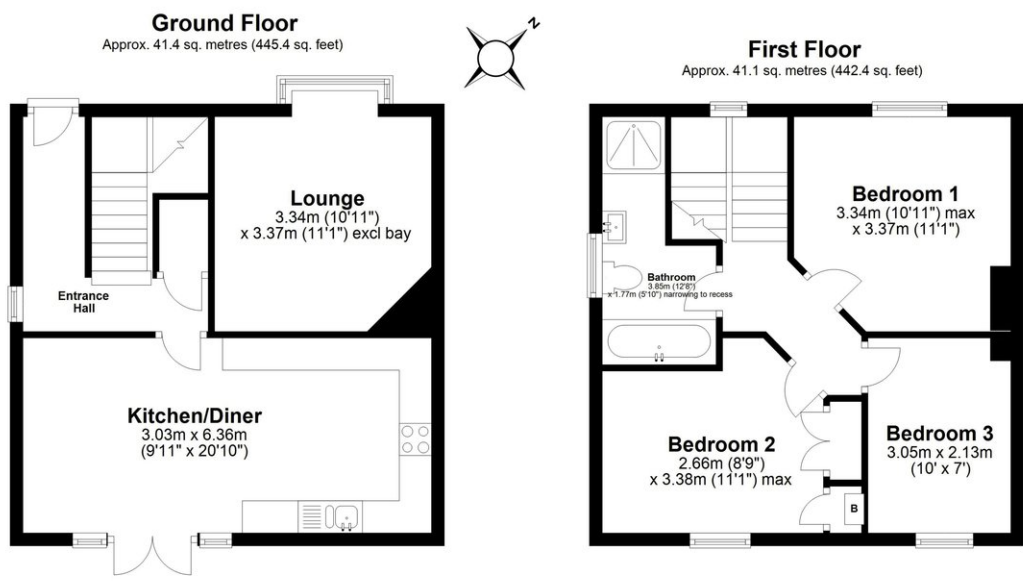
3.85 m x 1.77 m 12'8" x 5'10" approx (narrowing to shower recess)

Modern white bath with a waterfall mixer tap. Wash hand basin and w.c in a shared vanity unit. Large shower cubicle with a waterfall shower. Sunken spotlights to ceiling. Heated towel ladder. Window to side.

Exterior

Brick paved forecourt and boundary wall to the front. Side pedestrian access.

To the rear, a large patio laid to Indian Sandstone. Garden laid to grass and enclosed with brick walls. External utility, coal store and w.c. Outside tap.



Total area: approx. 82.5 sq. metres (887.8 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.

Tenure: Freehold
 Council tax band: B
 Services: All main services.

Viewing strictly by appointment with
 Roberts Homes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
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.



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.