

**Roberts
Homes**



**3 Bedroom Semi-detached House
1 Cwm Villas, Bryn Road, Ystradgynlais, Swansea,
West Glamorgan, SA9 1HS**

SCAN ME
for photos
and video



£249,950



CHAIN FREE! This three-bedroom semi-detached house is set off the main Brecon Road through Ystradgynlais on a quiet side street less than half a mile from Ystradgynlais town centre. The lounge and master bedroom are bright and airy - both having large bay windows. In addition, a block-built outbuilding with power, light, and plumbing could provide a space for home working, a personal gym or exterior utility room. The garden is deceptively long due to some large shrubs, and enjoys sun for most of the day. In addition, the driveway has space for several

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 The Brecon Beacons National Park itself or on the shores of Swansea Bay.

Hallway

uPVC door to side. Radiator.

Lounge

5.31 m x 3.91 m (17'5" x 12'10") max approx

Bay window to front. Radiator.

Sitting Room

4.11 m x 3.38 m (13'6" x 11'1") approx

Electric coal effect fire with stone surround to one wall. Window to rear.

Dining Room

3.66 m x 3.07 m (12'0" x 10'1") approx

Glazed uPVC door to side. Cupboard with wall mounted gas boiler servicing central heating and hot water. Aga - feature only. Understairs storage. uPVC door to side. Window to side.

Kitchen

3.25 m x 3.20 m (10'8" x 10'6") approx

White wall and base units to include a sink and electric oven with a four hob ring. Plumbed for automatic washing machine. Loft access. Window to side. Radiator.

Upper Floor

Bedroom 1

5.41 m x 3.78 m (17'9" x 12'5") max approx

Bay window to front. Radiator.

Bedroom 2

3.84 m x 3.17 m (12'7" x 10'5") approx

Window to side. Radiator.

Bedroom 3

3.30 m x 2.64 m 10'10" x 8'8" approx

Window to rear. Radiator.

Bathroom

3.53 m x 2.18 m (11'7" x 7'2") approx

White bath, wash hand basin and w.c. Shower cubicle with overhead shower attachment. Built in cupboard. Partly tiled walls. Radiator.

Exterior

To the front - Laid to gravel and shrubs.

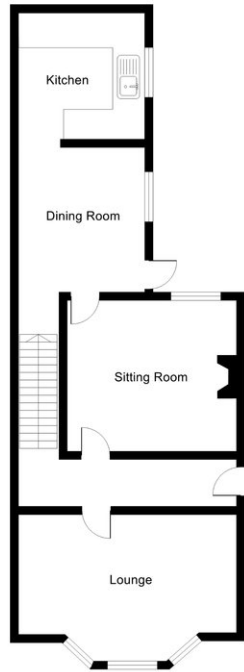
To the side - Long driveway providing parking for several vehicles.

To the rear - Block built shed divided into two parts.

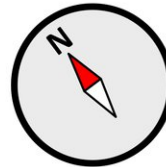
To one side - W.c. Window to front, door to side. Power and light.

To other side uPVC door to side, window to side, power and light. Steps up to lawned area with shrubs to the rear.

Ground Floor



First Floor



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 features of the property.

Tenure: Advised freehold (to be confirmed by solicitor)

Council tax band: C

Services: All mains services

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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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Consumer Protection from Unfair Trading Regulations 2008

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