

**Roberts
Homes**



3 Bedroom Semi-Detached Cottage
68 Heol Giedd, Cwmgiedd, Ystradgynlais, Swansea, SA9 1LS

£289,950



Situated in the popular hamlet of Cwmgiedd is this extended stone built, semi-detached cottage. Whilst retaining many of the cottage features, it offers spacious accommodation, with three double bedrooms. Large side and rear gardens with off road parking and ample room for a garage. Internal viewing essential.

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

Entrance porch

1.47 m x 1.37 m (4'10" x 4'6") approx

Floor tiled. Two windows to side. uPVC door with double glazed panels to front. Inner half glazed door.

Lounge

5.84 m x 3.86 m (19'2" x 12'8") approx

Open plan stairs. Natural stone fireplace to one wall. Oak flooring. Two windows to front. Two radiators.

Kitchen/Diner

5.33 m x 3.76 m (17'6" x 12'4") approx

Fitted to the kitchen area with a range of Oak finish base units to include an electric hob and oven plus two wall China display units. Natural stone feature to one wall. Floor tiled. Patio doors to side. Two windows to rear, one to side. Sunken spotlights to ceiling. Radiator.

Shower Room

1.73 m x 1.45 m (5'8" x 4'9") approx

Wash hand basin, w.c. and corner shower cubicle. Two walls tiled and floor tiled. Heated towel ladder.

Utility

2.44 m x 1.75 m (8'0" x 5'9") approx

Work surface and stainless steel sink. Floor tiled. Large walk in storage cupboard with the oil boiler servicing central heating and hot water. uPVC double glazed door to rear. Radiator.

Upper Floor

Landing

Built in cupboard with radiator. Loft access. Window to side. Radiator.

Bedroom 1

4.32 m x 3.12 m (14'2" x 10'3") approx (excluding recess)

Natural stone to one wall. Built in wardrobe. Window to front. Radiator.

Bedroom 2

4.29 m x 2.77 m 14'1" x 9'1" approx

Built in wardrobe. Window to rear. Radiator.

Bedroom 3

4.29 m x 2.79 m (14'1" x 9'2") approx

Window to side. Radiator.

Bathroom

4.29 m x 2.54 m (14'1" x 8'4") approx (reducing to 1.486m (4' 10"))

Bath, wash hand basin and w.c. Heated towel ladder. Window to front.

Exterior

Front garden and driveway.

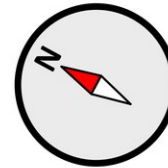
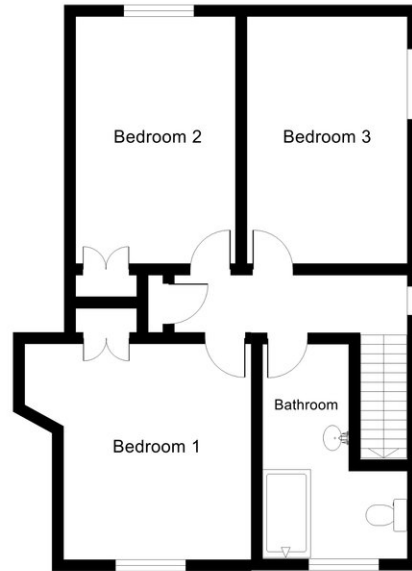
Large side garden, laid mostly to lawn and bordered by mature trees. Elevated rear garden, mostly to shrubs and trees. Oil storage tank. A small feature brook runs through the rear and side gardens.

NOTE - The building of any garage would subject to the necessary planning and building regulations.

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 (tbc by solicitor)
Council tax band: B
Services: Mains electricity, water, and drainage

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		
(69-80)	C		75
(55-68)	D	56	
(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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