

Roberts
Homes



3 Bedroom Cottage

3 Brynygroes Cottages, Ystradgynlais, Swansea,
West Glamorgan, SA9 1LE

SCAN ME
for photos
and video

£169,950



A charming three bedroom mid terrace cottage which retains many of its cottage features including the Inglenook fireplace and bread oven, original stone staircase and beamed ceilings. The cosy lounge enjoys a log burning stove and leads to the open plan dining room. Conveniently situated just off the main Swansea to Brecon Road the cottage also has an enclosed level garden.

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

Built in storage cupboard. Wood door with glazed panel to front.

Cloakroom

1.19 m x 2.05 m (3'11" x 6'9") Approx

White wash hand basin and w.c. Floor tiled. Plumbed for automatic washing machine.

Lounge

4.20 m x 3.86 m (13'9" x 12'8") Approx

Stone inglenook fireplace with log burner and bread oven. Original stone staircase. Beams to ceiling. Built in alcove shelving. Bow window to front. Radiator.

Dining Room

4.00 m x 1.61 m (13'1" x 5'3") Approx

Open plan to lounge. Beam feature to ceiling. Built in alcove shelving. Window to rear. Radiator.

Kitchen

3.80 m x 2.31 m (12'6" x 7'7") Approx

Wood finish wall and base units to include a ceramic Belfast sink. Wall mounted gas boiler servicing central heating and hot water. Wood door with glazed panel to rear. Window to rear. Radiator.

Upper Floor

Bedroom 1

3.54 m x 3.19 m (11'7" x 10'6") approx

Loft access. Window to front. Radiator.

Bedroom 2

3.17 m x 2.36 m (10'5" x 7'9") Max Approx

Built in cupboards. Window to front. Radiator.

Bedroom 3

4.30 m x 3.63 m 14'1" x 11'11" Max Approx

Exposed stone feature wall. Beam feature to ceiling. Window to rear. Radiator.

Bathroom

3.41 m x 3.01 m (11'2" x 9'11") Approx

White bath with mixer taps, wash hand basin and w.c. Corner shower cubicle with an electric shower. Laminate flooring. Built in cupboard. Walls partly tiled. Window to rear. Radiator.

Exterior

To the front - Laid to lawn with a pavia path to wrought iron gate. Stone boundary walls with iron railings.

To the rear - Raised decking area with a stone boundary wall. Brick storage shed.

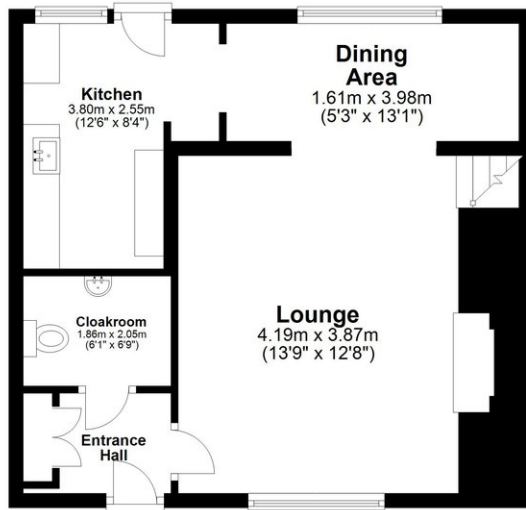
Note - The cottage has a pedestrian right of way via the rear of #2.

Additional Garden

Wood shed with power and light. Laid to lawn with a boundary hedge. Decked area. Aluminium greenhouse. Raised beds and shrubs.

Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.0 sq. feet)



Total area: approx. 80.8 sq. metres (869.7 sq. feet)

Tenure: Freehold
Council tax band: B
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 | | 83 |
| (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.

