

**Roberts
Homes**



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3 Bedroom Semi-detached house
8 Woodland Road, Ystradowen, Swansea, SA9 2YQ

£169,995



Offered with no onward chain is this traditional, 3-bedroom semi detached house located on a quiet side road with the Brecon Beacons visible on the horizon. The property has a pleasant rear garden that catches the afternoon sun along with a block-built shed as well as off-street parking and easy access to nearby countryside and riverside walks.

Ystradowen is a small hamlet located just south of the Black Mountain in the western edge of the Brecon Beacons, between Cwmllynfell and Upper Cwmtwrch. It enjoys gorgeous rural views and easy access to countryside walks. Nearby Ystradgynlais, 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.

Hallway ()

uPVC door with double glazed panels to front and leading to an inner half glazed door. Laminate flooring. Radiator.

Lounge/Diner 6.66 m x 3.63 m (21'10" x 11'11") max approx

Wood and marble-finish fireplace with an electric coal-effect fire. Laminate flooring. Windows to front and rear. Two radiators.

Kitchen 3.67 m x 2.85 m (12'0" x 9'4") approx

Fitted with a range of wood-finish wall and base units to include an electric hob and double oven. Under stairs cupboard. Laminate flooring. uPVC half double glazed door to side.

Upper Floor, Landing ()

Loft access. Radiator.

Bedroom 1 3.76 m x 3.08 m (12'4" x 10'1") approx

Built-in wardrobes to one wall plus a second double wardrobe. Laminate flooring. Window to side. Radiator.

Bedroom 2 3.41 m x 3.22 m (11'2" x 10'7") approx

Laminate flooring. Window to rear. Radiator.

Bedroom 3 3.52 m x 2.60 m (11'7" x 8'6") approx

Window to front. Radiator.

Shower room 2.44 m x 2.00 m (8'0" x 6'7") approx

Level entry shower, wash had basin and w.c. Sunken spotlights to ceiling. Window to front. Radiator.

Exterior

Small front forecourt with a boundary wall. Off-road parking for one small car. Block-built storage shed/utility with power and light. uPVC half double glazed door

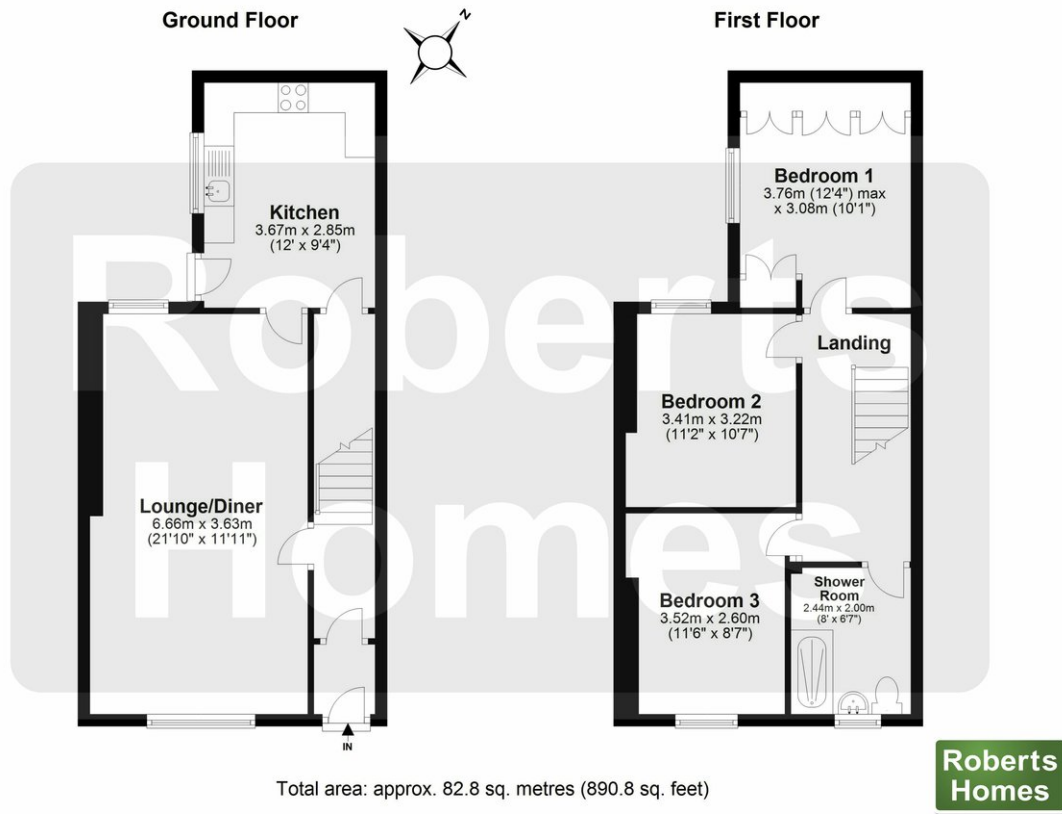
WC - uPVC door.

Boiler room: Oil boiler servicing central heating and hot water. uPVC door.

Workshop uPVC door with glazed panels. Window to rear.

Beyond these there is a level garden laid mostly to lawn and enclosed with walls, hedging and fencing. Paved patio area.

At the top of the garden is the old pig sty.



Total area: approx. 82.8 sq. metres (890.8 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 (Carmarthenshire County Council)
 Services: Oil heating & hot water (no mains gas). Mains water and drainage (not metered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	37	
(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.



Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

https://robertshomes.wales

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