

**Roberts
Homes**



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3 Bedroom Semi-detached House
37 Llest, Ystradgynlais, Swansea, SA9 1HT

£164,950



A three-bedroom semi-detached ex-local authority house with a driveway and a detached garage plus large front, side and rear gardens. In need of some modernisation, the property has three bedrooms (dual aspect master), a recently re-fitted kitchen with pantry and a dual-aspect lounge. Located less than half a mile from Ystradgynlais town, its close proximity to the town and to schools, no. 37 has the potential to be a great family home.

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.

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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.

Hallway:

uPVC door with double glazed panels to front. Window to front. Radiator.

Bathroom: 1.34 m x 2.37 m (4'5" x 7'9") approx

Bath with an over bath shower attachment, wash hand basin and w.c. Walls tiled. Window to front. Radiator.

Kitchen: 3.44 m x 2.40 m (11'3" x 7'10") approx

Newly fitted with base units to include an induction hob and electric oven. Plumbed for automatic washing machine. Half double glazed door to rear. Window to side. Radiator.

Pantry: 1.35 m x 1.79 m (4'5" x 5'10") approx

One double wall unit. Wooden window to rear.

Lounge: 4.92 m x 3.37 m (16'2" x 11'1") max approx

Wall mounted gas fire. Windows to front and rear. Radiator.

Upper floor:**Landing:**

Built in cupboard with gas boiler servicing central heating and hot water. Loft access. Wooden window to rear.

Bedroom 1: 4.91 m x 3.29 m (16'1" x 10'10") approx

Built in cupboard. Windows to front and side. Radiator.

Bedroom 2: 2.79 m x 3.40 m 9'2" x 11'2" approx (excluding recess)

Built in cupboard. Window to front. Radiator.

Bedroom 3: 2.03 m x 2.45 m (6'8" x 8'0") approx

Window to rear. Radiator.

Exterior:

Front garden laid to lawn with a boundary wall. Side driveway and paths laid to pressed concrete.

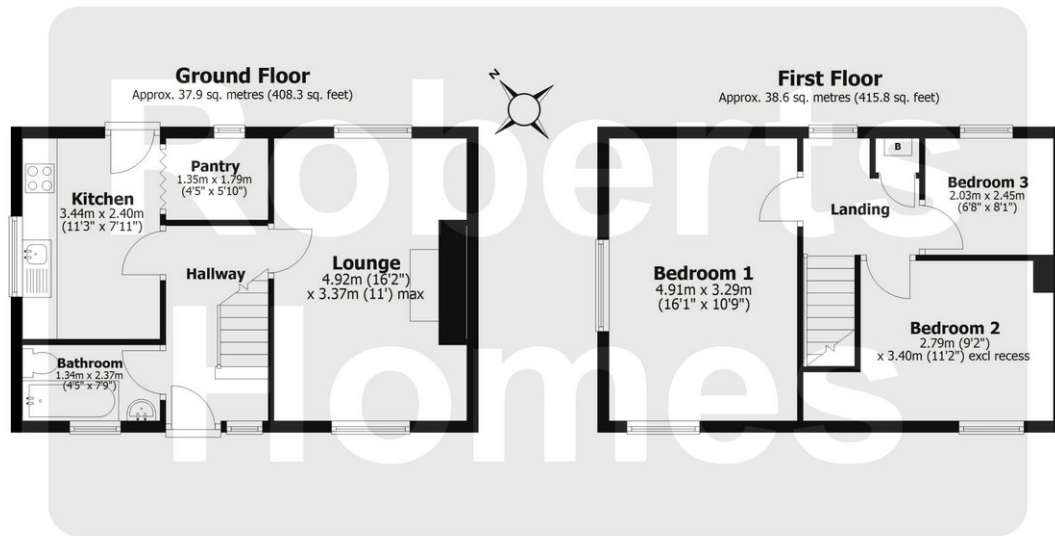
Brick built storage shed. Wooden storage shed.

Large side and rear gardens laid to lawn

Detached garage 5.81 m x 2.83 m (19'1" x 9'3") approx

Tenure: Freehold
 Council tax band: B (Powys County Council)
 Services: Mains gas. Mains water & drainage (advised metered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 76.6 sq. metres (824.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(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.



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