

**Roberts
Homes**



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3 Bedroom Semi-detached House
Brynheulog, 30 Station Road, Coelbren, Neath, SA10 9PN

£210,000



Located in the quiet village of Coelbren on the edge of the picturesque Bannau Brycheiniog National Park, within walking distance of the stunning Henrhyd Falls, is this double-fronted, traditional Welsh, semi-detached stone house. Once serving as the village post office, and owned by the same family for generations, the property is now for sale for the first time in decades. Whilst in need of modernisation and upgrading, the property offers opportunity for extension due to its large plot and has the potential to be much loved family home for generations to come.

Coelbren is situated on the southern edge of the Brecon Beacons National Park, some 25 miles north of Swansea. A quiet village that enjoys impressive views of the Brecon Beacons and has a well-stocked village shop. Further amenities are available in nearby Ystradgynlais. Nearby attractions include Henrhyd Waterfalls, The Wales Ape and Monkey Sanctuary and the National Showcaves Centre for Wales, Craig y Nos Castle and Country Park. A short drive southeast to Pontneddfechan takes you into 'Waterfall Country'. In less than 30 minutes' drive you can be deep in (Bannau Brycheiniog) The Brecon Beacons National Park itself, or on the shores of Swansea Bay in just over 30 mins.

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Consumer Protection from Unfair Trading Regulations 2008

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.

Entrance Lobby:

uPVC double glazed door to front.

Lounge: 3.94 m x 3.24 m (12'11" x 10'8") approx

Window to front. Radiator.

Sitting Room: 3.00 m x 3.02 m (9'10" x 9'11") approx

Tile fireplace. Alcove shelving and cupboards. Window to front. Radiator.

Pantry/Store room 0.91 m x 3.30 m (3'0" x 10'10") approx

Window to rear

Kitchen/Diner: 3.65 m x 4.21 m (12'0" x 13'10") approx

Fitted with a range of wall and base units to include a Neff LPG hob, Neff electric oven and an integrated fridge. Plumbed for automatic washing machine. Oil boiler servicing central heating and hot water. Built in airing cupboard with radiator. uPVC half double glazed door to side. Window to side.

Side Porch:

uPVC double glazed door to side.

Landing:

Window to front. Radiator.

Bedroom 1: 3.49 m x 4.24 m (11'5" x 13'11") approx

Loft access. Window to side. Radiator.

Bedroom 2: 4.06 m x 2.37 m 13'4" x 7'9" approx

Window to front. Radiator.

Bedroom 3: 2.14 m x 3.24 m (7'0" x 10'8") approx

Window to front. Radiator.

Bathroom: 1.92 m x 3.28 m (6'4" x 10'9") approx

White bath, wash hand basin and w.c. Built in cupboard. Window to side. Radiator.

Exterior:

To the front enclosed with stone boundary walls is the garden to lawn. A side driveway laid to brick paviors with parking for several vehicles.

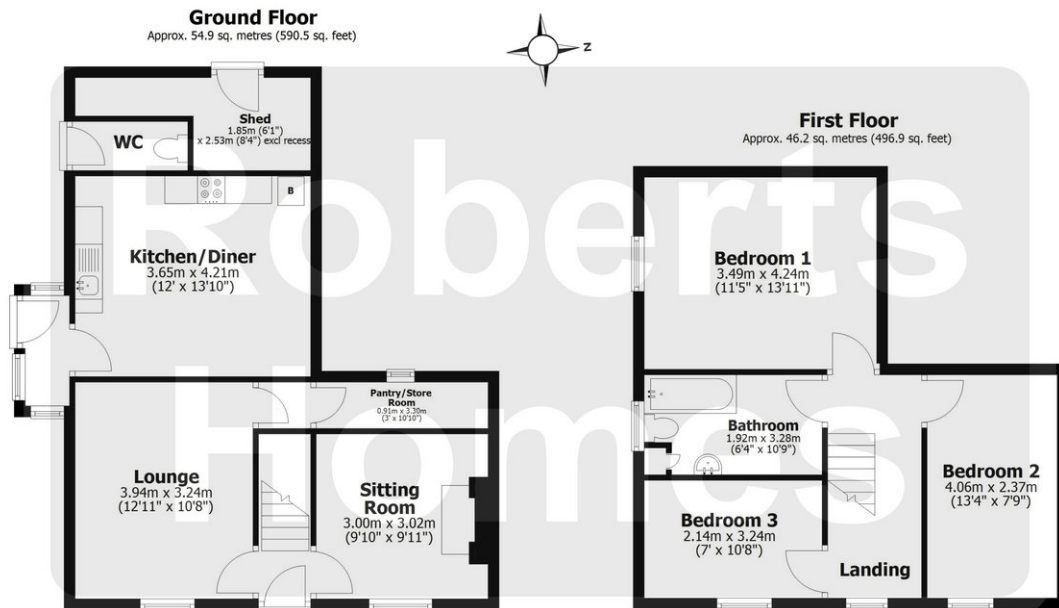
To the side and rear there are large gardens laid to grass with some mature trees and open rooms to the rear.

Outside w.c. Shed with oil storage tank

Garage/workshop: 5.31 m x 4.71 m (17'5" x 15'5") approx

Large detached garage/ workshop. Bi-fold doors.





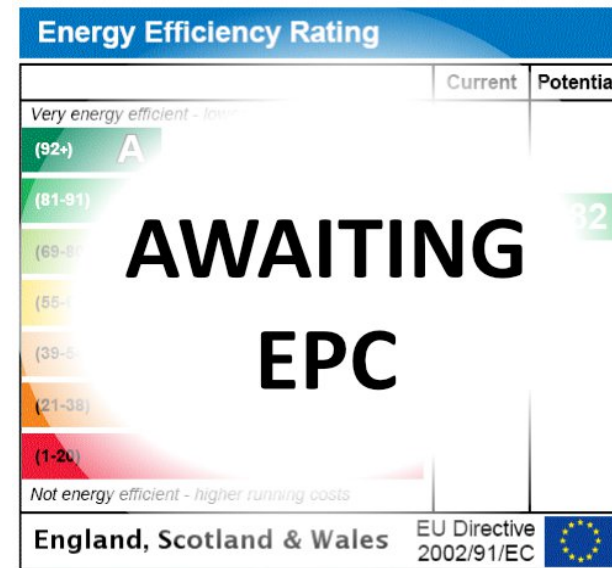
Total area: approx. 101.0 sq. metres (1087.4 sq. feet)



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: C (Powys County Council)
 Services: No mains gas. Oil central heating and hot-water. Mains water & drainage (advised metered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.



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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