



Roberts
Homes



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4 Bedroom Semi-detached House - 1657.6 ft²

16 Brecon Road, Ystradgynlais, Swansea, SA9 1HE

£335,000



Perfectly positioned just moments from the heart of Ystradgynlais, this extended Victorian semi-detached house offers a plenty of space. Four bedrooms (including a master with en-suite) and a family bathroom to the first floor. The spacious ground floor features two separate reception rooms and a separate dining room. Plus, the long kitchen/breakfast room is filled with natural light and opens onto garden. With ample off-street parking to the rear including a double garage (with power and water), this is a superb 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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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 *approx*

uPVC door to front with frosted transom window. Wooden door with frosted panel leading to sitting room. Short Victorian panelling to walls.

Sitting Room *3.37 m x 4.09 m (11'1" x 13'5") max approx*

Laminate flooring. Built-in alcove cupboard with gas meter. Alcove window to front. Radiator.

Lounge *3.96 m x 4.48 m (13'0" x 14'8") max approx*

Marble fireplace with wood surround. Electric fire. Two radiators. Alcove window to rear porch. Two radiators.

Dining Room *3.66 m x 2.81 m (12'0" x 9'3") approx*

uPVC door with half-glazed panel to rear porch. Under stairs cupboard. Laminate flooring. Window to side. Radiator.

Rear porch

Constructed from uPVC. uPVC 3/4 glazed door to rear. Floor tiled. Windows to rear. Windows to side.

Kitchen/Breakfast Room *7.36 m x 3.50 m (24'2" x 11'6") approx*

To include a range of wood-finish wall and base units with granite finish work tops. LED illuminated kickboards. Stainless-steel 1.5 bowl sink with mixer tap and glass splashback. Overhead extractor hood. Brushed steel splashback to oven. Floor tiled. Sunk spots to ceiling.

Breakfast area: Breakfast bar. French doors and two windows to patio. Vaulted ceiling with two roof lights and sunk spots.

Utility room *1.94 m x 1.40 m (6'4" x 4'7") approx*

To include a range of gloss, off-white wall and base units with granite finish worktops. Stainless steel sink. Plumbed for automatic washing machine. Wall-mounted Worcester gas boiler servicing central heating and hot water. Floor tiled. Walls part tiled. Window to side. Radiator.

W.C

White W.C. and wash hand basin. Floor tiled. Walls part-tiled. Window to side.

Upper Floor:**Landing**

Two loft access hatches. Built-in storage cupboard. Radiator.

Bedroom 1 *7.64 m x 4.22 m (25'1" x 13'10") max approx*

Laminate flooring. Window to rear. Radiator.

Ensuite *1.70 m x 2.27 m (5'7" x 7'5") approx*

Corner shower cubicle. Wash hand basin in vanity unit. White W.C. Walls tiled. Floor tiled. Window to side. Heated towel ladder.

Bedroom 2 *3.96 m x 2.66 m (13'0" x 8'9") approx*

Laminate flooring. Window to front. Radiator.

Bedroom 3 *3.38 m x 3.19 m (11'1" x 10'6") approx*

Laminate flooring. Window to front. Radiator.

Bedroom 4 *3.05 m x 2.33 m (10'0" x 7'8") approx*

Laminate. Window to front. Radiator.

Exterior:**To the front:**

Crazy-paved shrubbery. Tiled path to front door. Boundary wall with low-level wrought iron fencing.

To the side:

Long shared driveway with access to rear parking.

To the rear:

Gravel and stone paved area. Steps up to lawn bordered by mature shrubs and acer trees. Second patio area. Step down to private, brick paved parking area accessed by driveway shared with no.18. Shared turning area to side of garage.

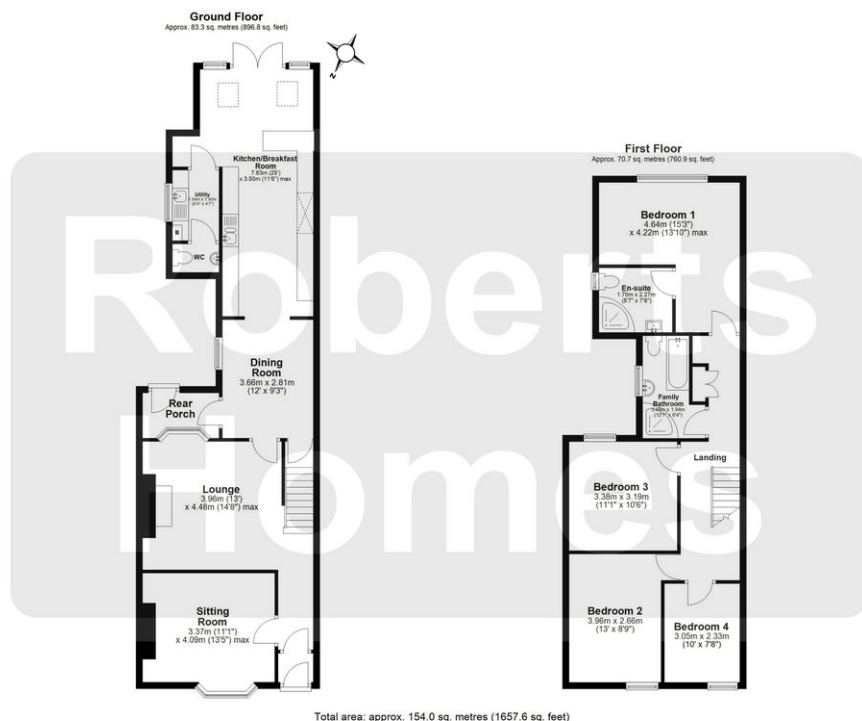
Double Garage: *6.68 m x 5.69 m (21'11" x 18'8") approx*

Block-built double garage with power, light, and water. Two shutter doors to front. Two windows to side.

Additional info/Rights and easements:

Deed of easements is in the process with solicitors and almost completed.





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.

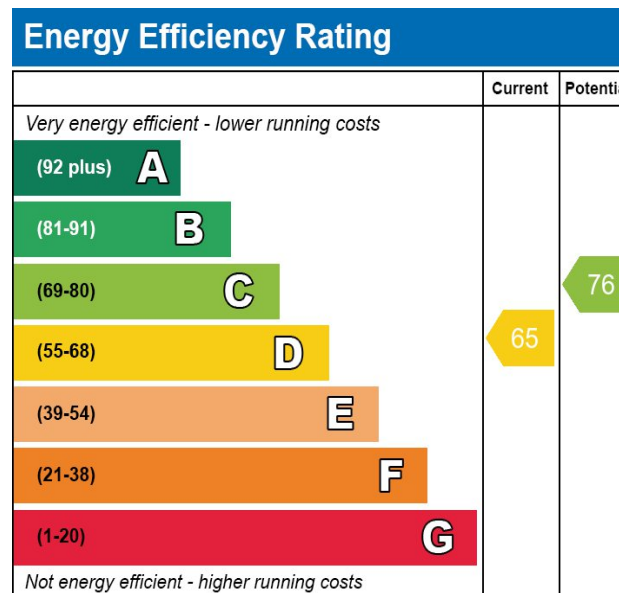


Tenure: Freehold

Council tax band: C (Powys County Council)

Services: Mains gas. Mains water and drainage (advised no meter). Mains electricity.

Viewing strictly by appointment with Roberts Homes.



**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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OnTheMarket



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