

**Roberts  
Homes**



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3 Bedroom Terraced House  
171 Brecon Road, Ystradgynlais, Swansea, SA9 1QN

**£180,000**





**A traditional three-bedroom terraced house offering great potential as a family home. Large lounge/diner and kitchen/breakfast room to the ground floor. Long, level rear garden with views of Cribarth and Alltygrug to either side, plus rear off-street parking. The property is conveniently located within walking distance of local primary Ysgol Golwg Y Cwm, the local shop, and woodland walks in Ystradfawr nature reserve.**

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.

**Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT**

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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 Hall**

Half-glazed uPVC door to front.

### **Lounge/Diner** 6.56 m x 4.33 m (21'6" x 14'2") max approx

Coal effect gas fire in marble-effect surround. Under stairs cupboard. Window to front. Radiator.

### **Kitchen/Breakfast Room** 3.13 m x 4.75 m (10'3" x 15'7") approx

To include a range of wood finish wall and base units. Stainless steel sink unit. Plumbed for automatic washing machine and dishwasher. Five-ring gas hob and electric over with overhead extractor hood. French doors to patio. Window to rear. Radiator.

### **Upper Floor:**

#### **Landing**

Loft access.

#### **Bedroom 1** 3.70 m x 3.08 m (12'2" x 10'1") max approx

Window to front. Radiator.

#### **Bedroom 3** 2.80 m x 2.12 m (9'2" x 6'11") approx

Window to front. Radiator.

#### **Bedroom 2** 3.04 m x 2.86 m (10'0" x 9'5") approx

Built-in wardrobe. Built-in storage cupboard. Window to rear. Radiator.

#### **Bathroom** 2.81 m x 1.89 m 9'3" x 6'2" max approx

White sink and w.c. Shower cubicle. Cupboard with wall mounted gas boiler servicing central heating and hot water. Sunken spotlights to ceiling. Respertex walls and ceiling. Carpet flooring. Heated towel ladder. Window to rear.

### **Exterior:**

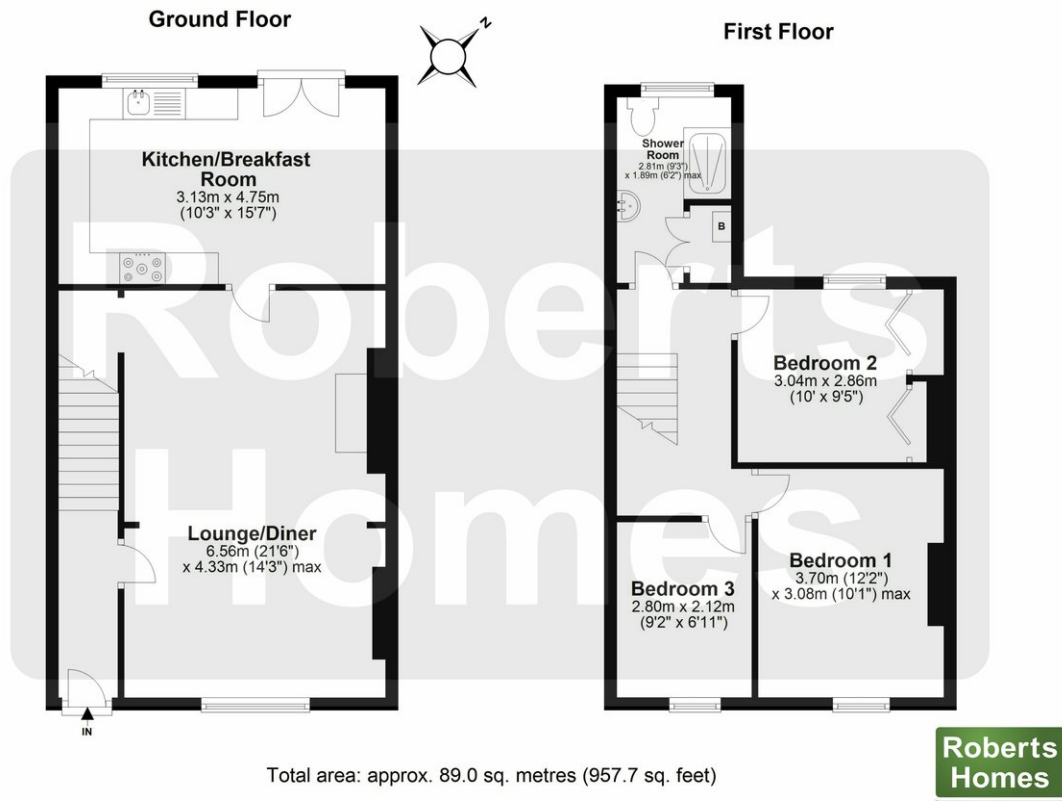
#### **To the rear**

Patio area with steps up to path and lawn. Wooden shed. Boundary fenced. Rear parking area for up to two cars.

#### **Front Garden**

Laid to gravel. Enclosed by boundary wall and pedestrian gate.





Tenure: Freehold  
Council tax band: B (Powys County Council)  
Services: All mains services.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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