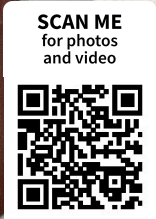


Roberts  
Homes



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3 Bedroom End terraced house  
36 Heol Eglwys, Coelbren, Neath, SA10 9PF

£120,000



**Situated in the village of Coelbren close to the local shop yet a short drive from the Brecon Beacons is this three bedroom end of terrace house. The property enjoys a long garden with ample parking to the rear. There are double glazed units and solid fuel central heating. Please note this property is subject to a local occupancy covenant, see the note in the full description.**

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 public house, and 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.

## Lobby

uPVC door with a double glazed panel to front. Radiator.

**Lounge** 3.95 m x 4.09 m (13'0" x 13'5") approx

Feature dado rail. Window to front. Radiator.

**Kitchen/Diner** 5.35 m x 3.21 m (17'7" x 10'6") max approx

Fitted with a range of wood finish wall and base units to include an integrated LPG hob, electric oven, microwave and dishwasher. Tile fireplace with a Parkray style room heater. A back boiler services central heating and hot water. French doors to Conservatory. Under stairs cupboard. Radiator.

**Shower Room** 2.96 m x 1.52 m (9'9" x 5'0") max approx

Shower cubicle. Wash hand basin in a vanity unit and w.c. Walls partly tiled. Built in cupboard. Heated towel ladder. Window to rear.

**Conservatory** 2.97 m x 2.90 m (9'9" x 9'6") approx

Constructed from uPVC double glazed units. Plumber for automatic washing machine. Radiator. French doors to rear.

## Upper Floor

**Bedroom One** 3.95 m x 4.10 m (13'0" x 13'5") approx (excluding recess)

Two windows to front. Radiator.

**Bedroom Two** 3.68 m x 2.70 m (12'1" x 8'10") max approx

Built in cupboard. Laminate flooring. Window to rear.

**Bedroom Three** 2.73 m x 2.26 m (8'11" x 7'5") approx

Laminate flooring. Window to rear.

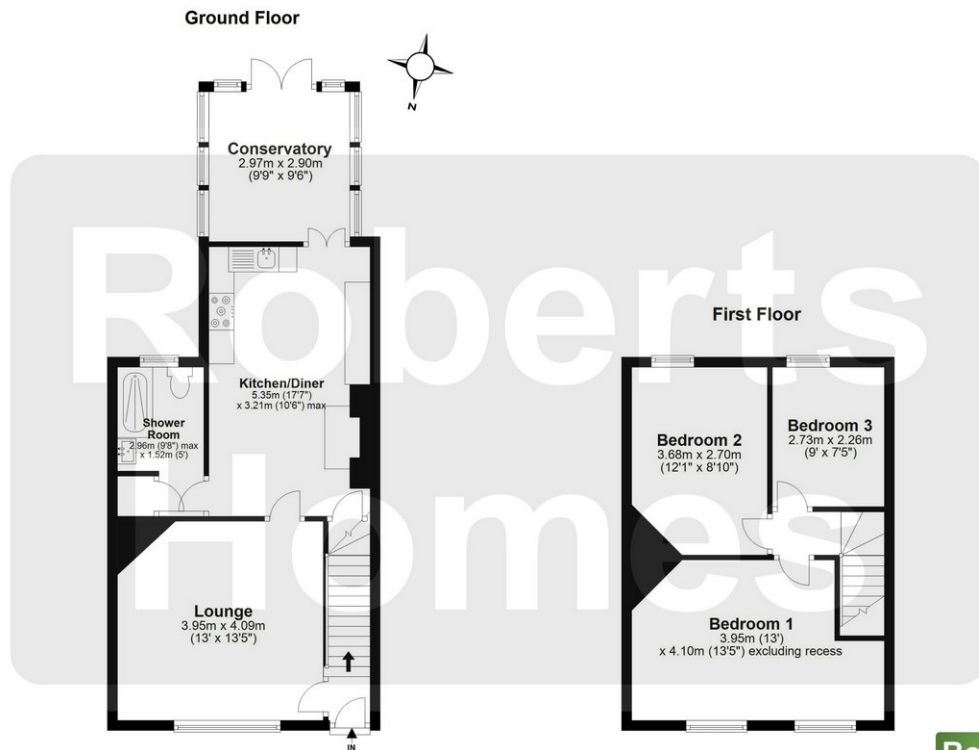
## Exterior

Front forecourt laid to coloured gravel with a boundary wall and ornamental fencing.

To the rear, a long garden laid to a large paved patio, a decked area and a lawn. Beyond this is a block built shed. Two storage containers and a large parking area are approached via a rear lane.

## NOTE:

Under the local occupancy order any purchaser must have been a resident in Powys for the last three years or have worked in Powys for the same period. The property must be used as their main residence.



Total area: approx. 86.4 sq. metres (930.3 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: A (Powys County Council)  
 Services: No mains gas. Solid fuel central heating & hot water. Mains water (not metered) and drainage. Mains electricity.

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>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(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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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.