

Roberts  
Homes



 4  2  1  6

4 Bedroom Detached House

52 Brecon Road, Ystradgynlais, Swansea, SA9 1HF

**£415,000**



**Four bedroom detached house with a quirky mid-century modern design. Impressive entrance foyer with glass panels looking onto a large split-level lounge diner. Multi-level, southern facing garden with patio, pond area, and lawns with views of the valley. Three large garages (one of which is integral) allow for ample parking and workshop space. Located a short walk from Ystradgynlais centre.**

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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**Entrance Foyer** 5.30 m x 4.08 m (17'5" x 13'5") approx

Composite door to front with two windows either side. Sitting area with parquet flooring. Wood panels and roof light to ceiling. Exposed brick walls. Loft access. Stairs to lower ground floor. Airing cupboard with hot water cylinder. uPVC door with full-glazed panel to rear. Windows to lounge/diner. Radiator.

**Kitchen** 3.12 m x 4.18 m (10'3" x 13'9") approx

To include a range of wooden wall and base units and stone-finish worktops. Stainless steel sink. Plumbed for automatic washing machine. Raised, built-in oven and microwave. Induction hob. Half-sunk spots to ceiling. Window to front. Composite door to side. Radiator.

**Lounge Diner** 8.74 m x 7.21 m (28'8" x 23'8") max approx (L-shaped)

Two windows to side. uPVC sliding door and two panels to garden. Decorative stone-finish fireplace.

**Cloakroom**

W.C and wash hand basin. Walls tiled. Window to front. Radiator.

**Bedroom 1** 3.66 m x 4.60 m (12'0" x 15'1") approx

Fitted wardrobes and storage. Two windows to rear. Radiator.

**Bedroom 2** 3.65 m x 4.54 m (12'0" x 14'11") approx

Window to front. Fitted wardrobes and storage. Radiator.

**Bathroom** 2.08 m x 2.18 m (6'10" x 7'2") approx

Bath with mixer tap and overhead shower attachment. Wash hand basin and W.C. Recessed shower cubicle with electric shower. Walls and floor tiled. Window to side. Radiator.

**Attic Room** 6.93 m x 1.92 m (22'9" x 6'4") approx

Pull down access ladder. Window to side. Radiator.

**Lower Ground Floor****Bedroom 3** 3.56 m x 2.34 m (11'8" x 7'8") approx

Under stairs cupboard. Window to rear. Radiator.

**Bedroom 4** 2.63 m x 2.03 m (8'8" x 6'8") approx

Beam feature to ceiling. Window to rear. Radiator.

**Lower lobby**

Window to side. Radiator.

**Integral Garage** 5.76 m x 4.44 m (18'11" x 14'7") approx

Worcester wall-mounted gas boiler servicing central heating and hot water. Electric roller-door to front. Window to side.

**Exterior:****To the front**

Side pedestrian entrance gate from side lane. Side access path to garden. Double front gates to driveway. Garden laid mostly to lawn. Flower beds with slate chippings and shrubs. Patio area in front of entrance. Boundary wall.

**To the rear**

Walkway with glass balustrades and steps down to lower lawned area with pergola. Pond area with a mix of shrubs, wetland plants, and fish ponds. Raised lawn with paved seating area. Large, patio. Enclosed by boundary wall and fencing. Exterior power outlet. Outside tap. Wooden gates to lane and garage.

**Wooden garage** 5.15 m x 5.93 m (16'11" x 19'5") approx

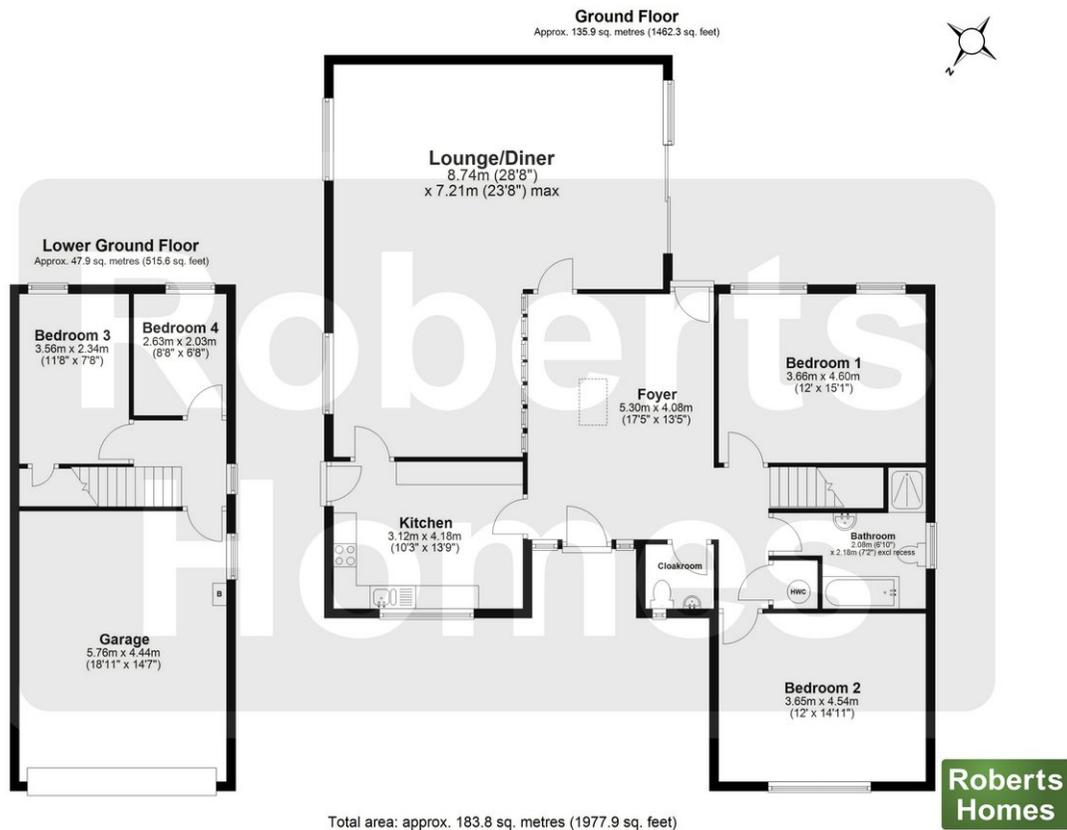
With power and light.

**Detached garage** 7.24 m x 4.26 m (23'9" x 14'0") approx

With power and light. Roller-door. Formerly the stable and cart storage for the Ystradgynlais Co-op.

**Note**

Access to rear of property via right of access over lane owned by no.54.

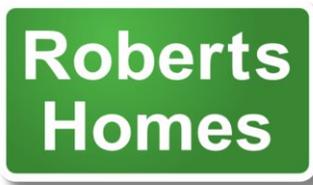


The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.

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

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(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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