

Roberts
Homes



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2 Bedroom terraced stone cottage
6 Heol Rheolau, Abercrave, Swansea, West Glamorgan, SA9 1TD

£143,000



A quaint but spacious 2-bedroom stone cottage located by the Tawe River on the outskirts of Abercrave at the edge of the Bannau Brycheiniog national park. A cosy lounge/diner with original stone fireplace and wood burner is complimented by two double bedrooms and a generous bathroom. Serene location surrounded by farmland and close to country walks, yet within walking distance of the Rheolau Arms, and with the amenities of Ystradgynlais just a 5 minute drive away. Ideal for holiday let, first time buyers, or downsizers.

This part of Heol Rheolau, accessed via a single-track bridge lies opposite the former upper terminus of the old Swansea canal on the outskirts of the village of Abercrave. Abercrave is located some 23 miles north of Swansea, just off the A4067. Nestled beneath the slopes of Cribarth (The Sleeping Giant) on the edge of the Brecon Beacons National Park, the village has a number of public houses, a post office and village shop, and an English & Welsh medium primary school. Nearby attractions include the National Showcase Centre for Wales, The Wales Ape and Monkey Sanctuary, Henrhyd Waterfalls, Crai Reservoir, and of course Bannau Brycheiniog (The Brecon Beacons National Park) itself. Neighbouring Ystradgynlais provides 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.

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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.

Lounge area 4.00 m x 4.80 m (13'1" x 15'9") max approx

uPVC door to front with glazed panel. Stone fireplace with a wood burner. Dimplex quantum electric storage room heater. Laminate flooring. Sunk spots to ceiling. Bay window to front.

Dining Area 4.61 m x 3.42 m (15'1" x 11'3") approx (excluding recesses)

Double uPVC doors with full panels to rear. Laminate flooring. Dimplex quantum electric storage room heater.

Kitchen 3.73 m x 2.25 m (12'3" x 7'5") approx

To include a range of white wall and base units with wood-finish worktops. Lamona electric hob and oven with overhead extractor hood. Stainless Steel sink. Plumbed for automatic washing machine. Sunk spotlights to ceiling. Laminate flooring. Window to rear. uPVC door to side with glazed panels.

Landing

Built in storage cupboard with hot water cylinder. Window to side. Dimplex Quantum electric storage heater.

Bedroom 1 4.00 m x 3.61 m (13'1" x 11'10") approx (excluding cupboards)

Bare stone wall to front. Walls part wood panelled. Double built in wardrobes (with loft access). Two windows to front.

Bedroom 2 4.24 m x 2.35 m (13'11" x 7'9") approx (excluding cupboards)

One double and one single built-in wardrobe. Window to rear. Dimplex electric panel heater.

Bathroom 2.86 m x 2.55 m (9'5" x 8'4") approx

Free-standing roll-top bath. White W.C. Floral pattern counter top wash hand basin in vanity unit. Shower cubicle with electric shower. Vinyl flooring. Walls part wood panelled. Wall-mounted Dimplex fan heater. Window to rear.

Exterior:

Garden

Patio area. Steps to garden. Laid to gravel. Wooden shed. Boundary walls. Outside tap.



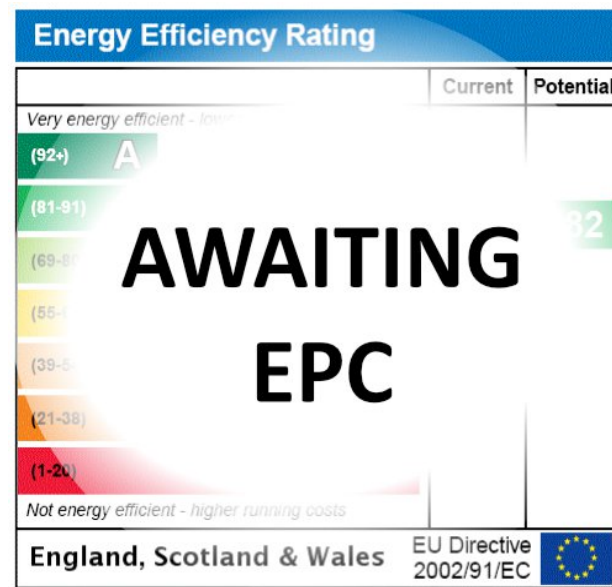


The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.



Tenure: Freehold
Council tax band: A (Powys County Council)
Services: No mains gas. Mains water and drainage. 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.

