



Roberts
Homes



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3 bedroom semi-detached stone house
75 Heol Gleien, Upper Cwmtwrch,
Swansea, SA9 2UF

SCAN ME
for photos
and video



£169,950



Chain free and move-in ready. A stone, double-fronted, three-bedroom semi detached house located in the picturesque village of Cwmtwrch. Low-maintenance, south-facing courtyard garden and off-street parking. Bright, dual aspect lounge and kitchen diner. The property enjoys easy access to country and riverside walks and cosy pub/restaurants, and is just over 1 mile from the Welsh primary Ysgol Gymraeg Dyffryn Y Glowyr, with additional schools and other amenities just a little further beyond.

Cwmtwrch meaning 'Valley of the Boar' is located in the valley of Afon Twrch, just off the A4067 some 15 miles north of Swansea. It enjoys several pub/restaurants, a garden centre, and a golf-club. Education is served by a Welsh primary with additional Welsh and English secondaries in neighbouring Ystradgynlais, which also 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. Just up the road is The National Showcaves Centre for Wales, Craig y Nos Castle & Country Park, The Wales Ape and Monkey sanctuary, and Henrhdy Waterfalls. 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.

Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

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 5.80 m x 3.06 m (19'0" x 10'0") approx
Windows to front and rear. Two radiators.

Kitchen/Diner:

Dining Area 2.89 m x 4.07 m (9'6" x 13'4") max approx
uPVC door to front. Alcove cupboard. Laminate flooring. Window to front. Two radiators.

Kitchen Area 2.85 m x 2.85 m (9'4" x 9'4") max approx
To include a range of wood wall and base units with granite finish worktops. Stainless steel sink and drainer. Plumbed for automatic washing machine. Electric hob and oven. Floor-standing oil boiler servicing central heating and hot water. Floor tiled. Walls part-tiled. Window to rear. Radiator.

Rear Lobby

uPVC half-glazed door to rear. Under stairs cupboard. Floor tiled.

Upper Floor:

Landing:

Window to front. Radiator.

Bedroom 1 3.17 m x 3.02 m (10'5" x 9'11") approx
Window to front. Radiator.

Bedroom 2 3.12 m x 2.80 m (10'3" x 9'2") approx
Window to front. Radiator.

Bedroom 3 2.50 m x 2.99 m (8'2" x 9'10") approx
Loft access. Window to rear. Radiator

Bathroom 2.83 m x 2.60 m (9'3" x 8'6") approx
White WC, wash hand basin, and bath with overhead shower attachment. Fitted storage cupboard. Walls part tiled. Vinyl flooring. Window to rear. Radiator.

Exterior

To the front:

Front yard with boundary wall.

To the side:

Gravelled parking area for two cars.

To the rear:

L-shaped paved courtyard area. Side gate to parking area. Storage shed and oil storage tank enclosure.

Storage Shed 3.72 m x 3.10 m (12'2" x 10'2") approx

Block-built. Window to side. Separate oil storage tank enclosure.





Total area: approx. 85.0 sq. metres (914.4 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: (Powys County Council)
Services: No mains gas. Oil central heating and hot water. Mains water and drainage (advised unmetered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
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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