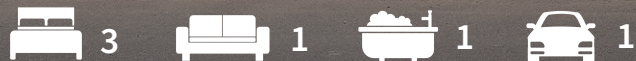


Roberts
Homes



SCAN ME
for photos
and video



3 Bedroom Semi-detached House

283 Brecon Road, Penrhos, Ystradgynlais, Swansea, SA9 1QX

£239,950



A light and airy, traditional three-bedroom semi located at the top of Ystradgynlais. Dual aspect kitchen diner, and dual aspect lounge with a rear porch serving as a utility. Good size south-facing garden plus a garage. The property enjoys easy access to Ystradfawr Nature Reserve and cycle route 43, as well as the A4067 and is close to the local primary school and convenience stores.

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.

Situated in Penrhos at the top of Ystradgynlais - there are bus stops nearby and easy access to the A4067 for Swansea or Brecon. Crossing the road and walking through Waun Gylais takes you onto a heath which leads to Cycle Route 43 and Ystradfawr Nature reserve - great for walks. TLT convenience store is a short walk from the property, and Golwg Y Cwm primary school is a similar

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Consumer Protection from Unfair Trading Regulations 2008

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Entrance lobby

uPVC door with glazed panel to front. Laminate flooring. Radiator.

Lounge 6.29 m x 2.60 m (20'8" x 8'6") approx

Windows to front and rear. Two radiators.

Kitchen/Diner

Dining Area 3.19 m x 2.91 m (10'6" x 9'7") approx

Open-plan to kitchen. Victorian fireplace (decorative only). Alcove cupboard and shelving. Vinyl flooring. Window to front. Radiator.

Kitchen 3.01 m x 3.03 m (9'11" x 9'11") approx (excluding recess)

To include a range of modern, gloss white wall and base units and granite effect worktops. Overhead extractor. 1.5 bowl black resin sink and drainer. Walls part-tiled. Vinyl flooring. Under stairs cupboard. Window to rear. Radiator.

Rear Porch/Utility 2.18 m x 3.27 m (7'2" x 10'9") approx

Wooden, half-glazed door to garden. Plumbed for automatic washing machine. Windows to side and rear. Radiator.

Upper Floor

Landing

Loft access. Airing cupboard with wall mounted gas boiler servicing central heating and hot water. Window to front.

Bedroom 1 3.13 m x 2.78 m 10'3" x 9'1" approx

Window to front. Radiator.

Bedroom 2 3.13 m x 2.75 m (10'3" x 9'0") approx

Window to rear. Radiator.

Bedroom 3 3.14 m x 2.49 m (10'4" x 8'2") approx

Window to front. Radiator.

Bathroom 3.13 m x 2.52 m (10'3" x 8'3") approx

White WC, wash hand basin, and bath with overhead shower attachment. Built-in cupboard. Vinyl flooring. Window to rear. Radiator.

Exterior:

To The Rear:

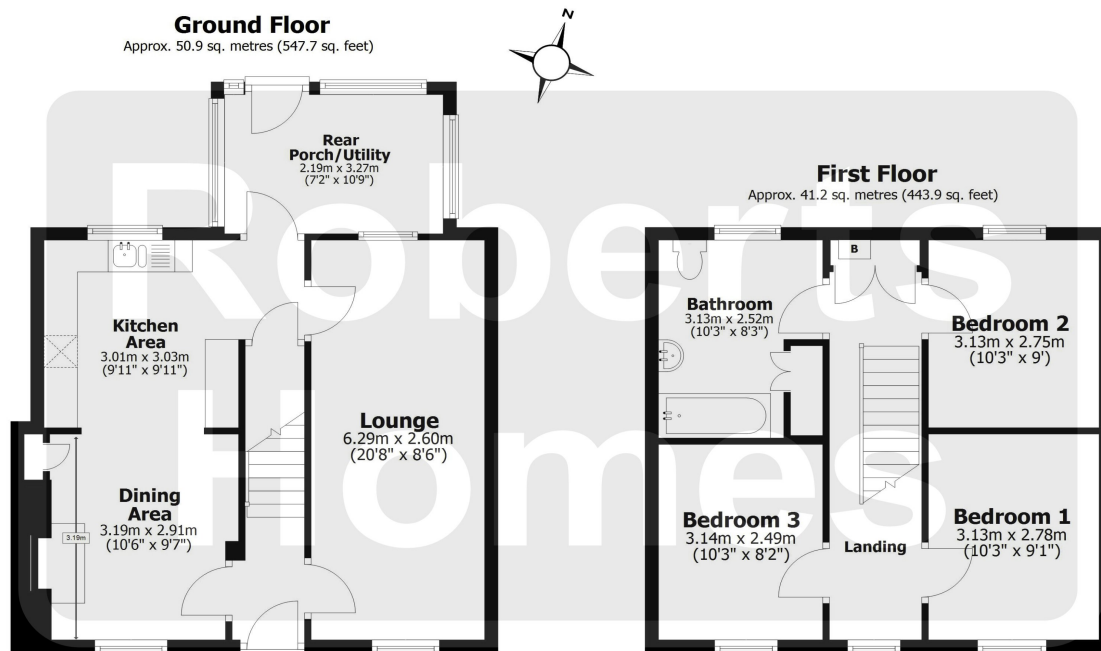
Small patio area with pathway leading to large, raised lawned area bordered by mature shrubs.

To the side:

Detached single garage. Hard standing. Double gates to road.

Garage 5.57 m x 2.71 m (18'3" x 8'11") approx

Concrete panel. Power and light. Windows to rear and side. Door to side. Up and over door to front.



Total area: approx. 92.1 sq. metres (991.5 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: B (Powys County Council)

Services: Mains gas. 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		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**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.

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OnTheMarket



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