

Roberts  
Homes



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3 Bedroom End Terraced House  
Delfryn, 4 New Houses, Spencer Terrace,  
Lower Cwmtwrch, Swansea, SA9 1EG

£159,950



**A three bedroom end of terrace house with two reception rooms. Located in Lower Cwmtwrch the property benefits from uPVC units and gas central heating as well as a long well maintained garden. In need of some modernisation this property is an ideal first time buyers home.**

Cwmtwrch 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 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 Henrhyd 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**

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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.

## Entrance

uPVC door to front.

**Lounge** 4.12 m x 4.10 m (13'6" x 13'5") max approx (excluding bay

Gas fire servicing central heating and hot water. Under stairs storage cupboard. Bow window to front. Radiator.

**Sitting Room/ Diner** 2.82 m x 5.00 m (9'3" x 16'5") approx

Window to side. Radiator.

**Kitchen** 3.66 m x 2.86 m (12'0" x 9'5") approx

Wall and base units to include a 4 ring electric hob, oven and microwave. Extractor fan. Breakfast bar. Dresser made to match kitchen units. Plumbed for automatic washing machine. Karndean flooring. Window and uPVC door to rear. Walls partly tiled. Radiator.

**Shower Room** 2.61 m x 1.71 m (8'7" x 5'7") approx

Walk in shower with overhead electric shower. Wash hand basin in vanity unit. Skylight. Walls and floor tiled. Towel ladder.

**Cloakroom** 0.90 m x 1.72 m (2'11" x 5'8") approx

W.c. Tiled walls. Window to rear.

## Landing

Window to side.

**Bedroom 1** 3.20 m x 4.14 m (10'6" x 13'7") max approx

Fireplace. Built in cupboard with hot water tank. Window to front. Radiator.

**Bedroom 2** 3.77 m x 2.73 m 12'4" x 8'11" max approx

Fireplace. Window to rear. Radiator.

**Bedroom 3** 2.84 m x 2.21 m (9'4" x 7'3") approx

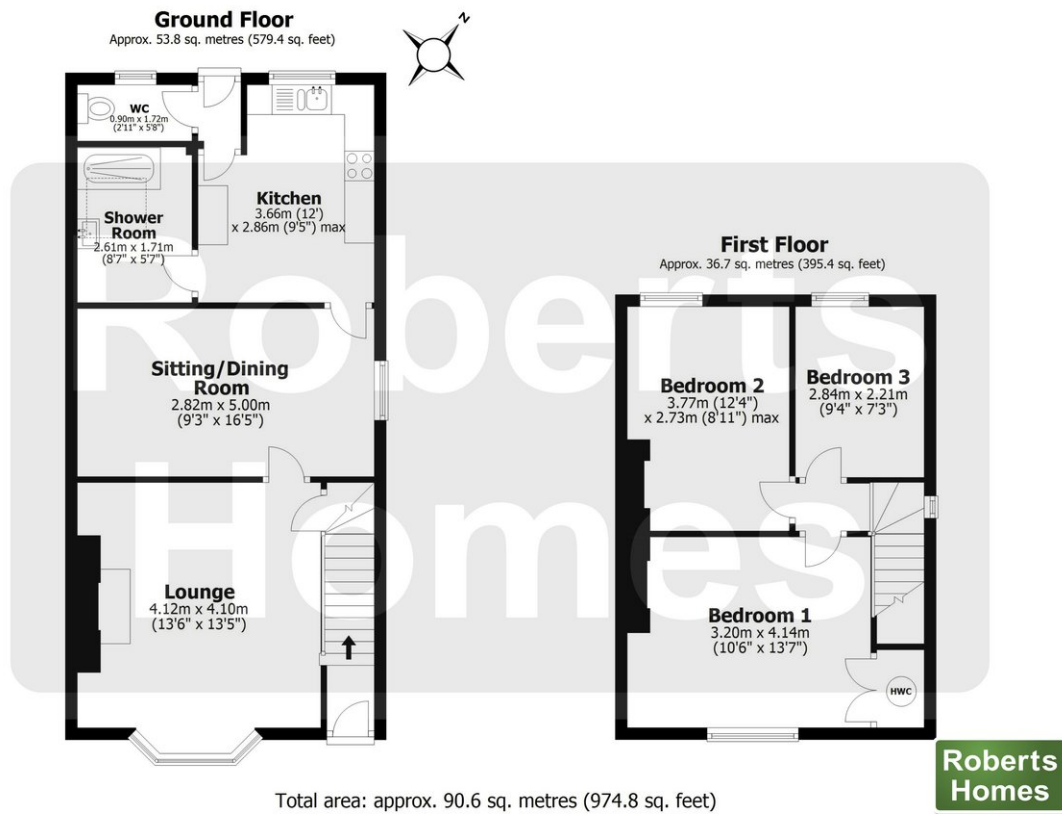
Window to rear.

## Exterior

To the front - Garden laid to two lawns separated by brick built planters, shrubs and a greenhouse. Metal shed and trees at the bottom of garden. Side path to front of house.

To the rear - Steps up to road. Wrought iron gate.





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: Gas central heating. 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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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