


Roberts  
Homes



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2 Bedroom Terraced House  
86 Golwg Y Mynydd, Godrergraig,  
Swansea, West Glamorgan, SA9 2DS

SCAN ME  
for photos  
and video



£135,000





**A two-bedroom mid-terrace Taylor Wimpey house on the popular Glyn Afon development in Godrergraig. Nearby towns with amenities include Ystradgynlais and Pontardawe, and the development is less than 8 miles from M4 J45, and less than 12 miles from Swansea city centre. Ideal for first-time buyers or buy-to-let, the property has low-maintenance gardens, off-street parking, gorgeous mountain views, and is chain-free.**

The Glyn Afon development built in the early twenty-tens is a popular location for families and enjoys easy access to the A4067/M4 J45.

Godrergraig is located some 12 miles north of Swansea, just off the main A4067 and provides a convenient commute for both Swansea and Brecon. Nearby towns Pontardawe and Ystradgynlais provide a range of Welsh and English schools, shopping, and recreational facilities. Nearby National Cycle Network route 43 along the old canal towpath connects with Coelbren to the north and Swansea to the south.

**Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT**

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## Entrance

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

## Kitchen 3.29 m x 2.40 m (10'10" x 7'10") max approx

To include and range of wood-finish wall and base units with granite finish worktops. Plumbed for automatic washing machine. Overhead stainless steel extractor hood. Stainless-steel 1.5 bowl sink. Floor tiled. Walls part-tiled. Window to front. Radiator.

## Lounge 4.41 m x 3.55 m (14'6" x 11'8") approx

Electric fire in wood-finish surround. Under stairs cupboard. Laminate flooring. Sliding patio door to garden. Radiator.

## Upper Floor

### Bedroom 1 2.79 m x 3.55 m (9'2" x 11'8") max approx

Window to rear. Radiator.

### Bedroom 2 2.75 m x 3.54 m (9'0" x 11'7") max approx

Built-in over stairs cupboard housing wall-mounted gas boiler servicing central heating and hot water. Loft access. Window to front. Radiator.

### Bathroom 2.06 m x 1.67 m (6'9" x 5'6") approx

White WC, wash hand basin and bath with overhead shower. Walls part-tiled. Radiator.

## Exterior

Recently repainted.

## To the front

Garden laid to gravel with paving slabs to front door. Small acer tree.

## To the rear

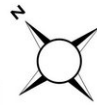
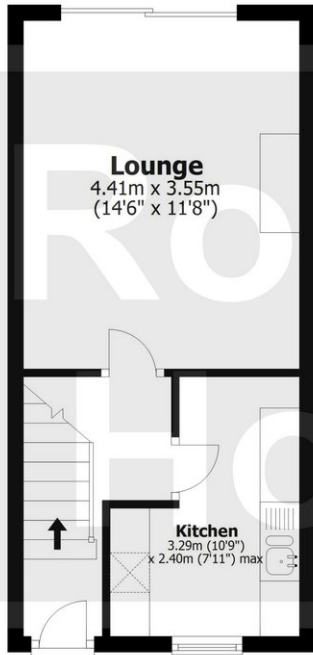
Garden laid to gravel with paving slabs and circular patio. Willow tree. Boundary fencing.

## To the side

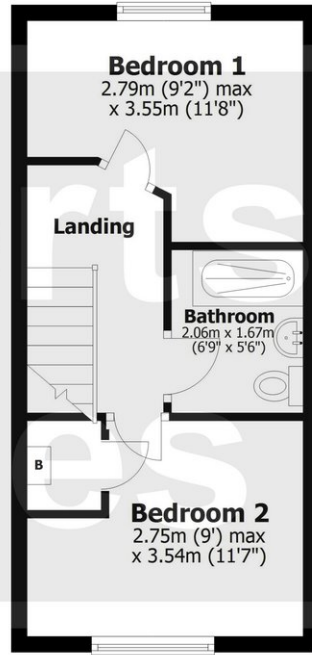
At the end of the terrace is a driveway with parking space for one car.



**Ground Floor**  
Approx. 27.5 sq. metres (296.3 sq. feet)



**First Floor**  
Approx. 27.4 sq. metres (294.9 sq. feet)



Total area: approx. 54.9 sq. metres (591.2 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 (Neath Port Talbot County Council)  
Services: Mains gas. Mains water and drainage (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>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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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