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2 Bedroom detached bungalow with rural views to the rear  
196 Brecon Road, Ystradgynlais, Swansea, SA9 1QT

£299,000



**A spacious extended two bedroom bungalow with sun room and level, low-maintenance garden with rural views to the rear. Two double bedroom (one with ensuite) plus separate lounge and dining room. The bungalow also benefits from its proximity to bus routes, nature reserve walks, and a short, level walk to the local shop.**

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.

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

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**Entrance Lobby** 1.35 m x 2.58 m (4'5" x 8'6") approx

Built in cloaks cupboard. Two uPVC double glazed doors to front. Radiator.

**Lounge** 5.79 m x 3.38 m (19'0" x 11'1") max approx

Moulded fireplace with an open coal electric fire. Bow window to front. Two windows to front.

**Dining Room** 3.39 m x 2.71 m (11'1" x 8'11") approx

Built wardrobe/storage cupboard. Radiator. Open plan to sun room.

**Sun Room** 2.65 m x 5.42 m (8'8" x 17'9") approx

uPVC double glazed windows to rear and side. uPVC double glazed door to side. Domed and insulated ceiling. Radiator.

**Utility** 2.26 m x 3.04 m (7'5" x 10'0") approx

Some fitted wall and base units to include a one and half bowl stainless steel sink unit. Plumbed for automatic washing machine. Floor tiled. Window to rear. Door to garage.

**Kitchen** 4.30 m x 2.71 m (14'1" x 8'11") approx

Fitted with a range of wall and base units to include an integrated dishwasher, fridge, induction hob and an electric oven plus a stainless steel hood. Floor tiled. Two windows to side. uPVC half double glazed door to side. Radiator.

**Inner hallway** 2.50 m x 1.89 m (8'2" x 6'2") approx

Loft access.

**Bedroom 1** 3.09 m x 3.37 m (10'2" x 11'1") approx

Built in wardrobe. Window to rear. Radiator.

**En suite** 3.40 m x 1.45 m (11'2" x 4'9") approx

Wet room with a level entry shower, glass wash hand basin in a glass and chrome finish stand and w.c. Floor and walls tiled. Heated towel ladder. Window to rear.

**Bedroom 2** 2.30m x 4.12m (7'7" x 13'6") - approx excl. recess

Built in wardrobe. Window to front Radiator. Loft access.

**Bathroom** 2.06 m x 1.69 m (6'9" x 5'7") approx

White wash hand basin, w.c. and bath with mixer tap and shower attachment. Walls tiled. Window to side.

**Attached garage** 2.81 m x 2.60 m (9'3" x 8'6") approx

Suitable for a small car only as the utility room was constructed at the rear of the garage.

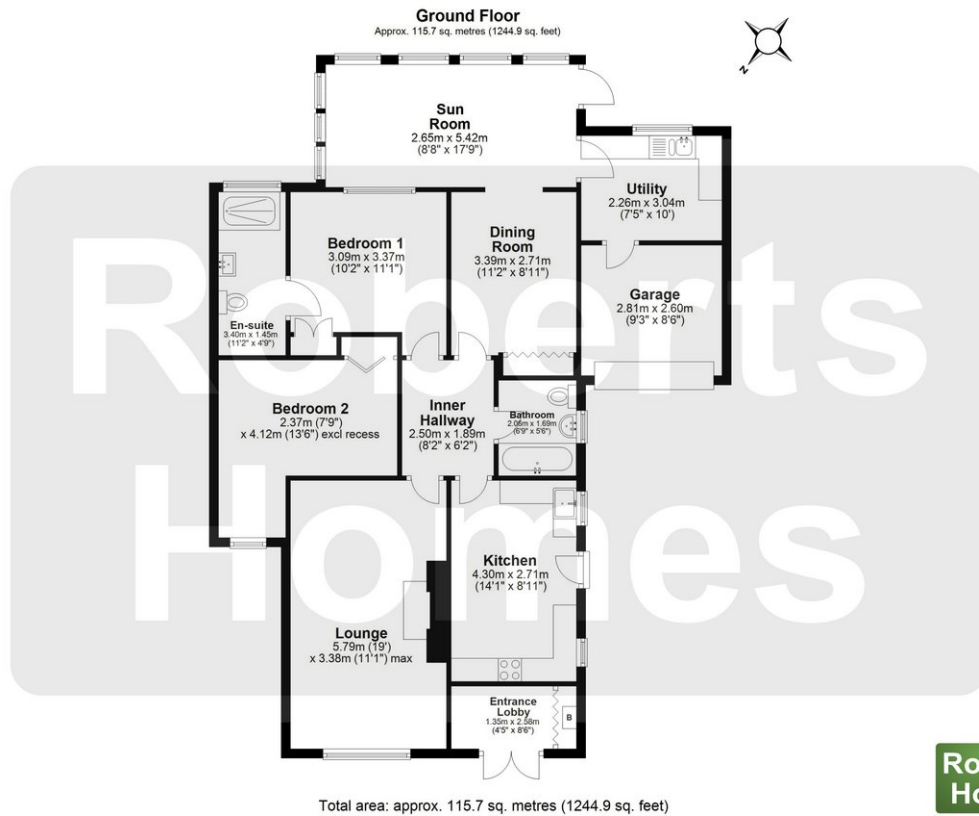
**Exterior**

Front garden laid to coloured gravel with a brick boundary wall. Tarmac side driveway and parking area. Car port.

To the rear is a large low maintenance garden laid to patio and gravelled areas with shrub beds. The garden is enclosed with walls, fencing and hedging.

Wooden storage shed and summer house.





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:** D (Powys County Council)  
**Services:** Mains gas. Mains water & drainage (advised un-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>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	57	
(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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