

**Roberts  
Homes**



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**3 Bedroom Detached riverside bungalow with a generous plot  
133 Heol Giedd, Cwmgiedd, Ystradgynlais, Swansea,  
West Glamorgan, SA9 1LY**

**£400,000**



**A modern-build, three bedroom bungalow with rural outlook. Set on a generous riverside plot in the quiet hamlet of Cwmgiedd, it provides easy access to forest walks and is just a short drive from Ystradgynlais centre. Ample room for extension if needed it is offered for sale with no onward chain.**

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.



**Hallway** 3.97 m x 2.81 m (13'0" x 9'3") approx

Built in storage cupboard. Laminate flooring. Two radiators. uPVC door with double glazed panels and glazed side panels to the front.

**Lounge/Diner** 8.57 m x 4.37 m (28'1" x 14'4") max approx

Glazed double doors from hall. Laminate flooring. Windows to front and rear. Two radiators. French doors to conservatory.

**Conservatory** 3.38 m x 3.50 m (11'1" x 11'6") max approx

Irregular shaped conservatory, constructed from uPVC double glazed units above a brickface wall and with a domed roof. Floor tiled. French doors to garden.

**Kitchen** 3.26 m x 4.11 m (10'8" x 13'6") approx

Fitted with a range of wood finish wall and base units to include an integral hob, oven and hood and a 1.5 bowl stainless steel sink. Breakfast bar. Plumbed for automatic washing machine. Oil boiler servicing central heating and hot water. Floor tiled. Window to rear. uPVC double glazed door to rear.

**Bedroom One** 4.05 m x 4.46 m (13'3" x 14'8") max approx

Fitted wardrobes to remain. Laminate flooring. Window to rear. Radiator.

**Ensuite**

Shower cubicle. Wash hand basin and w.c. Walls and floor tiled. Radiator.

**Bedroom Two** 3.31 m x 4.53 m (10'10" x 14'10") max approx

Laminate flooring. Window to front. Radiator.

**Bedroom Three** 2.67 m x 3.40 m (8'9" x 11'2") approx

Fitted wardrobes to remain. Laminate flooring. Window to front. Radiator.

**Bathroom** 2.54 m x 2.65 m (8'4" x 8'8") approx

Jacuzzi style bath, wash hand basin, and w.c. Walls and floor tiled. Window to rear. Radiator.

**Exterior**

Front garden to lawn with a brick boundary wall and wrought iron fencing. Side driveway laid to tarmac and ample parking.

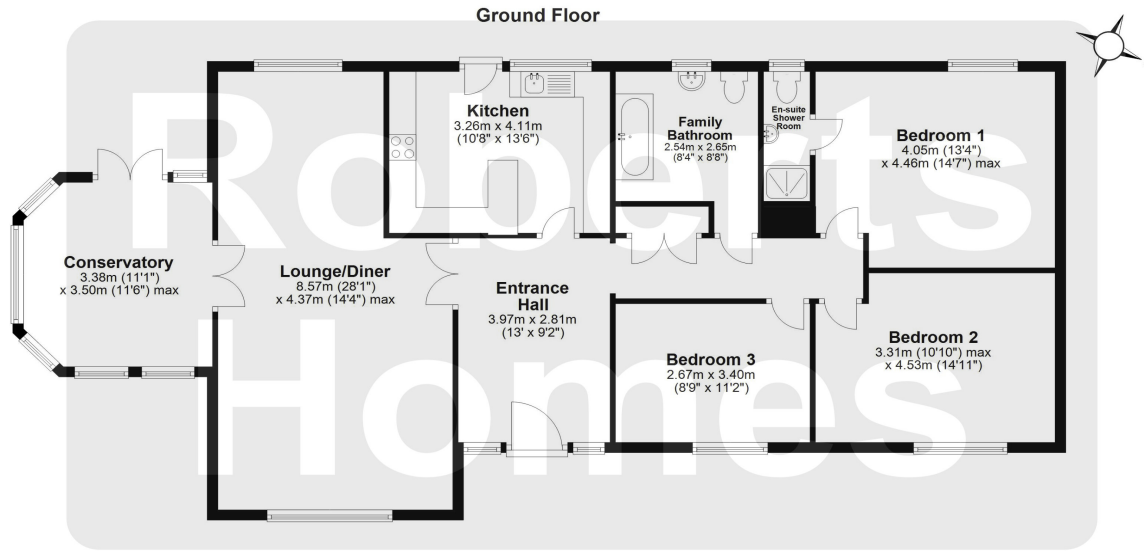
To both sides, there are large gardens laid to lawn.

Wooden storage shed. Oil storage tank.



Tenure: Freehold  
 Council tax band: D (Powys County Council)  
 Services: Oil central heating and hot water. Mains water (not metered) & drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 140.7 sq. metres (1514.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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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Consumer Protection from Unfair Trading Regulations 2008

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