


Roberts
Homes



3 2 1 4

3 Bedroom Semi-detached House
13 Tanyfarteg, Ystradgynlais, Swansea, SA9 2JU

SCAN ME
for photos
and video



£229,950



Situated on a small popular development enjoying views of the Darren Mountain, and with easy access to local facilities and schools is this traditional three bedroom Semi-Detached house. The property has a long side driveway leading to a detached garage/workshop and a long, mature garden to the rear.

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.

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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.

Hallway

Wood block flooring. Under stairs cupboard. uPVC half double glazed door to front. Window with leaded lights and secondary glazing to the side. Radiator.

Cloakroom 0.94 m x 1.43 m (3'1" x 4'8") approx

Wash hand basin and w.c. Window to side.

Lounge 3.80 m x 3.62 m (12'6" x 11'11") approx (excluding bay)

Tile fireplace. Wood block flooring. Bay window to front. Radiator.

Dining Room 3.50 m x 3.62 m (11'6" x 11'11") max approx

Tile fireplace. Wood block flooring. Radiator. Patio doors to Conservatory.

Conservatory 2.94 m x 3.62 m (9'8" x 11'11") approx

Built from uPVC double glazed units above a base wall and with a domed roof.

Laminate flooring. Patio doors. Radiator.

Kitchen 3.88 m x 2.50 m (12'9" x 8'2") approx

Fitted with a range of wood finish wall and base units to include an electric double oven, hob and extractor. uPVC stable style door to side. Window to rear.

Upper Floor

Landing

Window to front. Radiator. Loft Access.

Bedroom One 3.82 m x 3.56 m 12'6" x 11'8" max approx (excluding bay)

Fitted with wardrobes to two walls. Bay Window to front. Radiator.

Bedroom Two 3.52 m x 3.56 m (11'7" x 11'8") max approx

Fitted with wardrobes with mirror doors to one wall. Window to rear. Radiator.

Bedroom Three 2.18 m x 2.59 m (7'2" x 8'6") approx

Window to rear. Radiator.

Bathroom 2.87 m x 1.66 m (9'5" x 5'5") approx

Coloured bath, wash hand basin and w.c. Heated towel ladder. Walls partly tiled. Two windows to side.

Exterior

To the front, a large front garden with a brick boundary wall. Long driveway with ample parking.

To the rear, a paved patio area leading to a lawn with mature shrubs surrounding it, beyond this there is a second paved patio area and a wooden storage shed.

Garage 5.20 m x 2.52 m (17'1" x 8'3") approx

Up and over door. Access to utility.

Utility 3.42 m x 1.14 m (11'3" x 3'9") approx

Stainless steel sink. Power and light. Wall mounted gas boiler servicing central heating and hot water.

W.C 1.67 m x 1.15 m (5'6" x 3'9") approx

Wash hand basin w.c.



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: C (Powys County Council)
 Services: Mains Electricity, mains Gas, Mains water and sewerage.

Viewing strictly by appointment with Roberts Homes.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 79 |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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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