

Roberts
Homes

SCAN ME
for photos
and video



3 Bedroom Semi-detached House
67 Bethel Road, Lower Cwmtwrch, Swansea, SA9 2PT

£169,950



A traditional double-fronted 3-bed semi that has been in the same family since it was built. Period features including Victorian pattern floor tile, and fireplaces in four rooms. Ground-floor bathroom and first-floor shower room. Mature, enclosed garden. Easy walking access to Welsh primary school and minutes drive from other amenities.

Cwmtwrch meaning 'Valley of the Boar' 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

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

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 Lobby

uPVC door with glazed panel to front. Pattern tile floor.

Sitting Room 3.31 m x 3.30 m (10'10" x 10'10") max approx

Feature fireplace with wood and tile surround. Wood flooring. Window to front. Radiator.

Lounge 4.24 m x 3.29 m (13'11" x 10'10") max approx

Feature fireplace with wood surround. Window to front. Radiator.

Kitchen 2.46 m x 4.22 m (8'1" x 13'10") approx

uPVC door to rear. To include a range of wood wall and base units. Stainless-steel 1.5 bowl sink with mixer tap. Plumbed for automatic washing machine. Electric hob with overhead extractor hood. Raised electric oven and grill. Walls part-tiled. Vinyl flooring. Under stairs cupboard. Window to rear. Radiator.

Bathroom 1.53 m x 2.00 m (5'0" x 6'7") approx

White bath with shower attachment. White wash hand basin. Built-in storage. Walls part-tiled. Vinyl flooring. Window to rear. Radiator.

Upper Floor:

Landing

Window to rear. Radiator.

Bedroom 1 3.36 m x 4.49 m (11'0" x 14'9") max approx

Feature fireplace with wood surround. Two windows to front. Radiator.

Bedroom 2 4.29 m x 3.28 m 14'1" x 10'9" max approx

Feature fireplace with wood surround. Window to front. Radiator.

Bedroom 3 2.44 m x 2.53 m (8'0" x 8'4") approx

Built-in cupboard. Window to rear. Radiator.

Shower Room 1.48 m x 2.27 m (4'10" x 7'5") approx

Shower cubicle. White wash hand basin. White W.C. Respatex walls. Non-slip flooring. Window to rear. Radiator.

Exterior

To the front:

Wrought iron gate with steps up to property. Gravelled area. Side path to rear.

To the rear:

Garden laid mostly to lawn. Outside W.C. Flower bed with established shrubs. Block-built storage shed. Oil-fired boiler servicing central heating and hot water. Oil storage tank. Outside tap. Boundary fence.



Tenure: Freehold
 Council tax band: C (Powys County Council)
 Services: No mains gas. Oil-fired central heating and hot water. Mains water and drainage (advised metered).
 Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 90.3 sq. metres (972.5 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) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(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.



Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

https://robertshomes.wales

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.