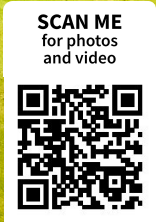


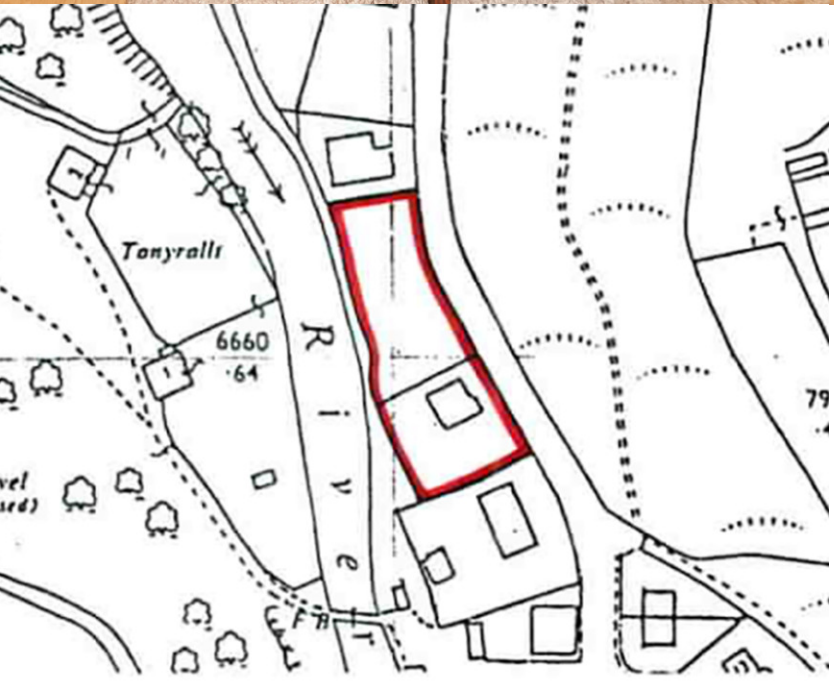
Roberts  
Homes



 3  1  2  4

3 Bedroom Detached bungalow  
133 Heol Giedd, Cwmgiedd, Ystradgynlais,  
Swansea, West Glamorgan, SA9 1LY

£390,000



**Nestled in the serene hamlet of Cwmgiedd, this bespoke, detached three-bedroom bungalow with its generous plot invites possibilities for expansion or simply enjoying the existing spacious outdoor setting, all accentuated by the tranquil backdrop of the River Giedd. Constructed by its owner, the property benefits from ample off-road parking and potential space for a double garage (subject to planning), enhancing its appeal. Viewing recommended to appreciate the scope and setting.**

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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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** 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.

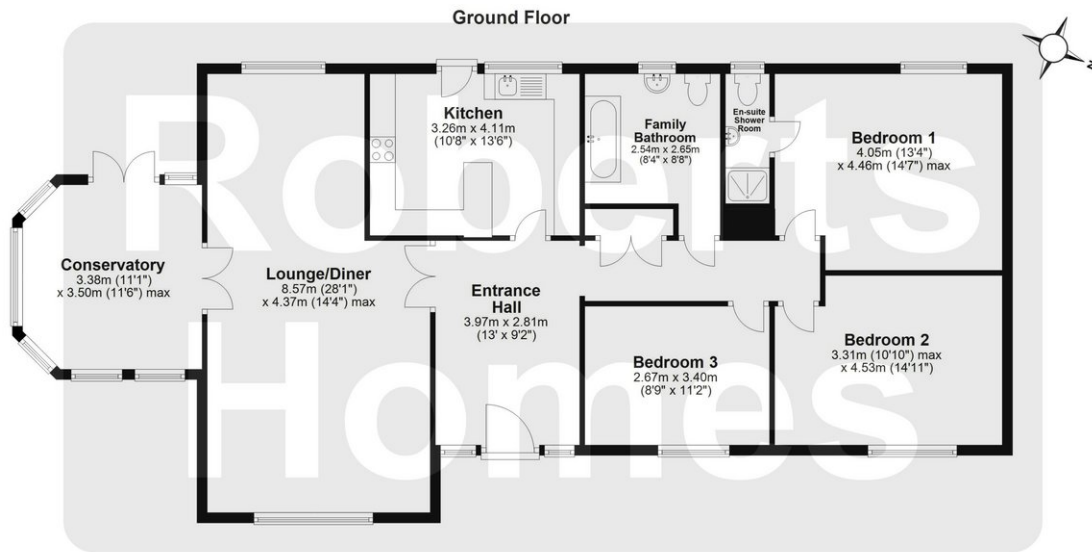
To both sides, there are large gardens laid to lawn.  
Wooden storage shed. Oil storage tank.

**Note:**

Please note there is a knotweed programme in place for the eradication of knotweed at the property.

Any extension or garage build would be subject to local planning and building regulations.





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.

Tenure: Freehold  
 Council tax band: D (Powys County Council)  
 Services: Oil central heating and hot water (no mains gas). Mains water (advised unmetred) & drainage.  
 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>		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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