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Homes



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4 Bedroom End Terraced House
26 Ynyswen, Penycae, Swansea, SA9 1YS

£160,000



For sale with no onward chain is this 4-bedroom end-terrace house located on a popular, semi-rural development with views and walking access to Cribarth and the Brecon Beacons beyond. In the other direction, riverside walks take you to Abercrave and up to Henrhyd Waterfalls. A local shop and popular pub/restaurant are also within easy walking distance. A good size level garden compliments the outside space along with brick-built storage sheds. In need of a little TLC, it has great potential as a home for those who love the outdoors.

Ynyswen is a small village located in the Upper Swansea Valley, near Penycae. The area is situated at the foot of Cribarth consists mostly of ex-local authority housing. A local shop is within walking distance and the popular Ancient Briton pub/restaurant is a little further up the road. Ynyswen enjoys rural views in all directions lying at the foot of the Cribarth ridge and there are plenty of country walks nearby as well as Craig Y Nos Country Park a short drive away.

Neighbouring Ystradgynlais 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.

Hallway

Laminate flooring. uPVC door with a double glazed panel to front. Window to front. Radiator.

Lounge 4.24 m x 3.72 m (13'11" x 12'2") approx

Modern wall mounted electric fire. Laminate flooring. Window to rear. Radiator.

Dining Room 2.86 m x 3.73 m (9'5" x 12'3") approx

Laminate flooring. Window to front. Radiator.

Kitchen 2.42 m x 3.70 m (7'11" x 12'2") approx

Fitted with a range of grey wall and base units. Breakfast bar. Floor tiled and tiled between units. Half double glazed uPVC door to side. Window to side. Radiator.

Bathroom 1.65 m x 2.02 m (5'5" x 6'8") approx

White bath with electric over bath shower and wash hand basin Tiled to bath area. Heated towel ladder. Built in cupboard. Floor tiled. Window to side.

Upper Floor

Built in cupboard. Loft access. Window to side. Radiator.

Bedroom One 3.49 m x 3.75 m (11'5" x 12'4") approx

Window to front. Radiator.

Bedroom Two 3.68 m x 2.75 m (12'1" x 9'0") max approx

Built in cupboard with a LPG boiler servicing central heating and hot water. Second built in cupboard. window to rear. Radiator.

Bedroom Three 2.71 m x 3.90 m 8'11" x 12'10" approx

Window to rear. Radiator.

Bedroom Four 2.16 m x 2.62 m (7'1" x 8'7") approx (excluding recess)

Window to front. Radiator.

W.C 1.95 m x 0.84 m (6'5" x 2'9") approx

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

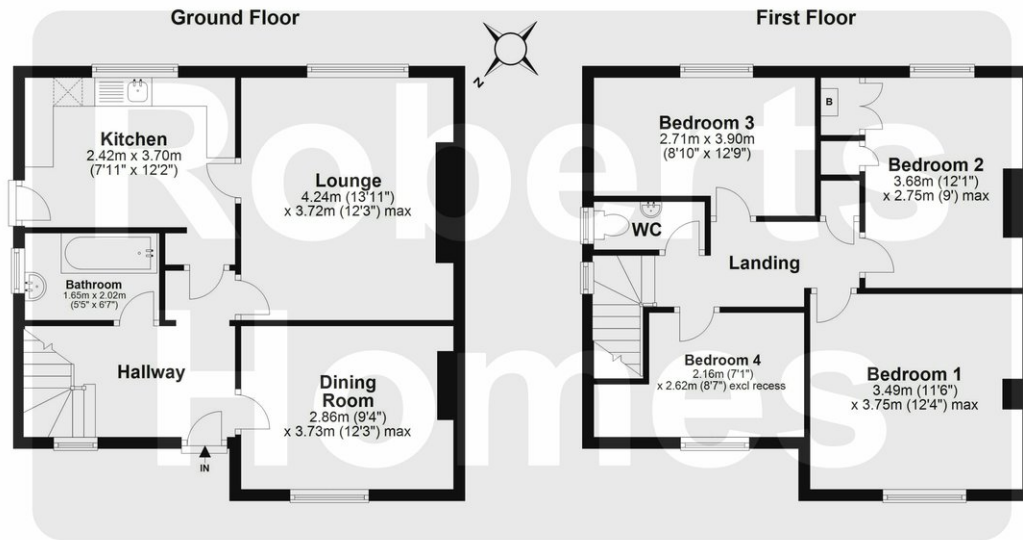
Exterior

Front garden to lawn with a boundary hedge. Side pedestrian access to two storage sheds and w.c.

To the rear, a good size garden laid mainly to grass.

Tenure: Freehold
 Council tax band: A (Powys County Council)
 Services: LPG heating and hot water. Mains electricity.
 Mains water and drainage (not metered)

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 100.8 sq. metres (1085.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.



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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