


Roberts
Homes



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3 Bedroom Semi-detached cottage
20 St. Davids Road, Ystalyfera, Swansea, SA9 2JQ

£199,950



A quirky semi-detached, stone cottage set off the road behind a long, mature front garden. A cosy lounge/diner with beam features and a stone fireplace leads onto a kitchen/breakfast room, shower room and conservatory. The upper floor has three typically cottage-style bedrooms as well as a family bathroom. The south-facing rear garden enjoys views of the Darren/Varteg mountain and is populated with a range of mature ornamental trees and shrubs.

Ystalyfera is located on the banks of the River Tawe some 13 miles north of Swansea - just off the main A4067. Nestled between Varteg Hill and Alltyrug Hill it provides impressive views to its residents. Education is provided by a local Welsh primary school as well as both English and Welsh primaries, with secondaries in neighbouring Ystradgynlais. A small selection of shops, cafés and takeaways are complimented by additional establishments in Ystradgynlais as well as larger chain stores and supermarkets located on the outskirts.

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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.

Lounge/Diner 3.89 m x 5.51 m (12'9" x 18'1") max approx

Natural stone fireplace with a log burning stove. Beamed ceiling. Three wall lights. Front bow window and front window. Two radiators.

Kitchen/Breakfast Room 3.45 m x 3.71 m (11'4" x 12'2") approx

Fitted with a range of wood finish wall and base units to include an integrated gas hob and electric oven. Floor tiled. Plumbed for automatic washing machine. Window to rear. Softwood half glazed door to side leading to a covered walkway. Radiator.

Shower Room 1.71 m x 2.02 m (5'7" x 6'8") approx

White wash hand basin in a vanity unit, w.c and shower cubicle. Floor and walls tiled. Window to rear. Radiator.

Conservatory 1.92 m x 5.07 m (6'4" x 16'8") max approx

Constructed from uPVC double glazed units above a base wall. French doors to garden. Floor tiled.

Upper Floor

Landing

Built in storage cupboards.

Bedroom One 4.00 m x 3.43 m (13'1" x 11'3") max approx

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

Bedroom Two 3.49 m x 3.05 m (11'5" x 10'0") max approx

Windows to front and side. Radiator.

Bedroom Three 4.00 m x 1.91 m 13'1" x 6'3" approx (excluding recess)

Built in cupboard with Worcester gas boiler servicing central heating and hot water. Loft access. Window to rear. Radiator.

Bathroom 1.71 m x 2.69 m (5'7" x 8'10") approx

White bath, wash hand basin and w.c. Walls tiled. Window to rear. Radiator.

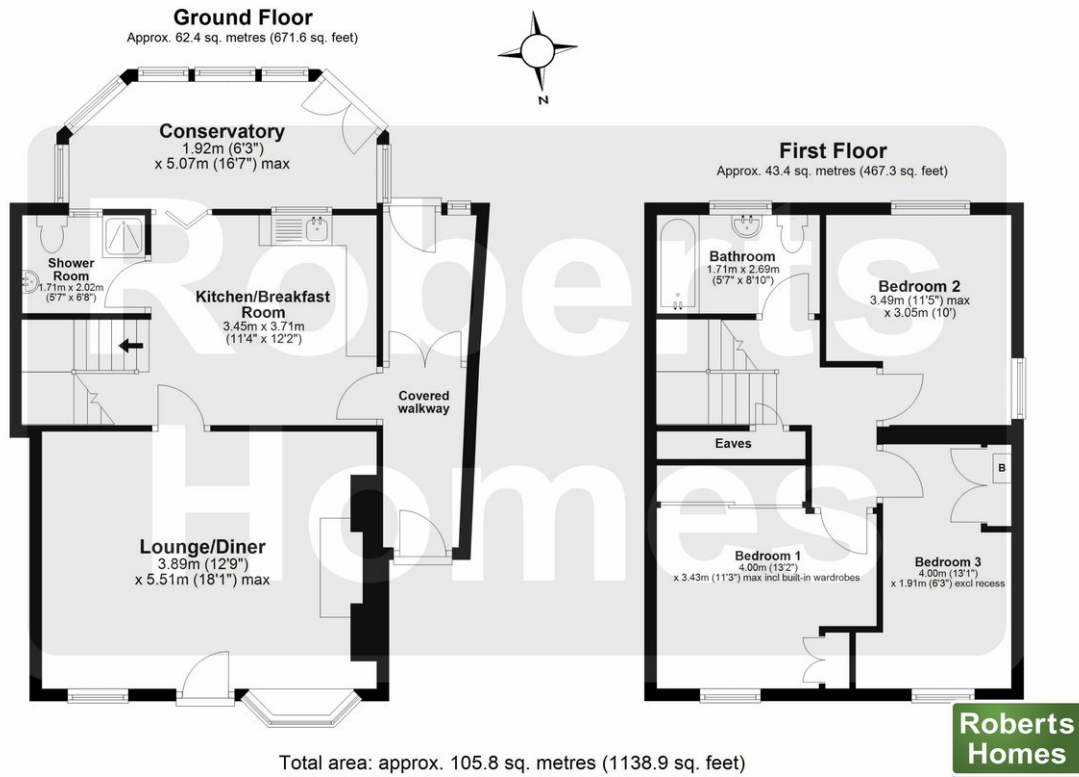
Exterior

The property enjoys cottage style gardens both to the front and rear with a variety of shrubs, flowers and ornamental trees.

To the front there is a stone pathway weaving its way to the front door and passing the three paved patios and the hard standing for up to two cars.

To the rear, there are further paved patios, a BBQ area and Green House.





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 gas, mains electricity, and mains water and sewage.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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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