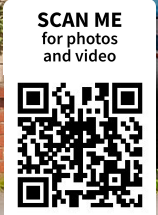


Roberts  
Homes



3 2 2 1

3 Bedroom Detached House  
49 Ynyscedwyn Road, Ystradgynlais, Swansea, SA9 1BH

£220,000





**Discover the potential of this traditional, double-fronted 1930s detached house. Enjoy pleasant views to the rear and the convenience of being close to town and schools. In need of upgrading and with potential to extend (subject to planning), this property offers a fantastic opportunity to create your perfect family home.**

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.

**Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT**

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Consumer Protection from Unfair Trading Regulations 2008

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### Entrance Lobby

Composite front door.

### Lounge

5.21 m x 3.61 m (17'1" x 11'10") max approx excl. bay

Tile fireplace with a gas fire (not in use). Two radiators. Bay window to front. Window to rear.

### Sitting Room

3.62 m x 3.46 m (11'11" x 11'4") max approx excl. bay

Modern polished stone electric fire. Cupboards to alcoves. Laminate flooring. Bay window to front. Radiator.

### Kitchen

5.01 m x 3.28 m (16'5" x 10'9") max approx

Fitted with a range of wall and base units to include a four ring gas hob and electric double oven. Plumbed for automatic washing machine and dishwasher. Breakfast bar. Built in storage cupboard. Floor tiled. uPVC double glazed window to rear. Radiator.

### Rear hallway

Built in cupboard. Floor tiled. Half uPVC double glazed door to rear. Radiator.

### Storage Room

1.15 m x 1.81 m (3'9" x 5'11") approx

uPVC double glazed window to side.

### Shower Room

1.90 m x 1.79 m (6'3" x 5'10") approx

Wash hand basin, w.c. and shower cubicle. Wall tiled. uPVC double glazed window to rear. Radiator.

### Upper Floor:

#### Landing:

Window to rear.

### Bedroom 1

3.65 m x 4.44 m (12'0" x 14'7") max approx

Two windows to front. Built in cupboard with a gas boiler servicing central heating and hot water. Radiator.

### Bedroom 2

2.54 m x 3.42 m (8'4" x 11'3") approx

Window to rear. Radiator.

### Bedroom 3

2.54 m x 3.42 m (8'4" x 11'3") approx

Fitted wardrobes to one wall. Window to front. Radiator.

### Bathroom

1.53 m x 2.64 m (5'0" x 8'8") approx

Bath with an over bath electric shower, wash hand basin and w.c. Walls tiled. Loft access. Window to rear. Radiator.

### Exterior

To the front a garden laid to lawn with a brick boundary wall and a parking space for one car.

Side pedestrian access to the rear.

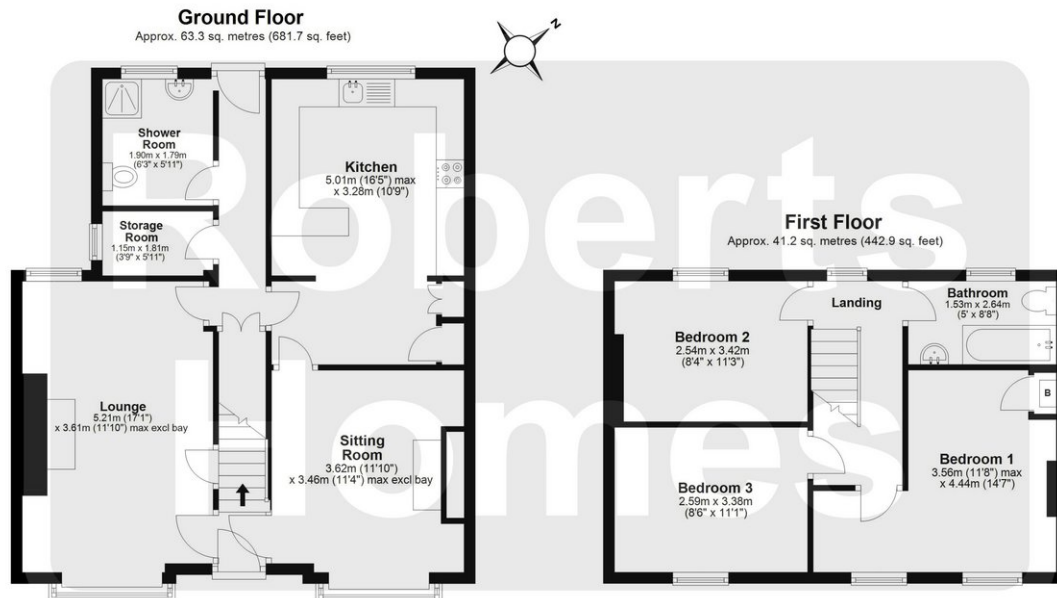
The long rear garden is laid to lawn and a tarmac area.

### Garage

6.30 m x 3.13 m (20'8" x 10'3") approx

A detached block built garage. Please note access to this would only be suitable for a motorbike.





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: Mains gas. Mains water & drainage (advised un-metered). 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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(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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