

Roberts  
Homes

SCAN ME  
for photos  
and video



 3  2  2  5

3 Bedroom Semi-detached House - 1300.9 ft<sup>2</sup>  
5 Derwen Road, Ystradgynlais, Swansea, SA9 1HL

£365,000





**This immaculately presented three-bedroom, traditional semi-detached property offers valley views from the front and is located just a stone's throw from Ystradgynlais town centre. The spacious layout includes two separate reception rooms, a large kitchen/diner, utility, and a ground-floor shower room for added convenience. The generous rear garden is perfect for outdoor living, and the property benefits from ample parking and a large detached garage to the rear.**

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 Powys 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 porch

uPVC door with double glazed panels to the side. Window to front. Radiator.

### Hallway

Radiator

**Lounge** 3.33 m x 3.67 m (10'11" x 12'0") approx

Bay window to front. Radiator.

**Sitting Room** 3.94 m x 3.00 m (12'11" x 9'10") approx

French doors to rear. Window to side. Radiator.

**Kitchen/diner** 7.44 m x 2.96 m (24'5" x 9'9") approx

Fitted to the kitchen area with a range of high gloss wall and base units to include a ceramic hob, electric double oven, black cooker hood and integrated dishwasher. Floor tiled with under floor heating. Sunken spotlights to kitchen ceiling. Windows to rear and side.

**Utility** 1.96 m x 1.37 m (6'5" x 4'6") approx

One wall unit and one tall unit with the gas boiler servicing central heating and hot water. Work surface. Plumbed for automatic washing machine. Floor tiled with under floor heating. uPVC half double glazed door to front. Radiator.

**Shower room** 1.96 m x 1.12 m (6'5" x 3'8") approx

Shower cubicle, w.c. and wash hand basin. Floor tiled with under floor heating and walls mostly tiled. Window to side. Heated towel ladder.

### Upper Floor

#### Landing

Attic access with a drop down ladder. Built in storage cupboard.

**Bedroom 1** 4.03 m x 5.00 m (13'3" x 16'5") max approx

Two windows to front. Radiator.

**Bedroom 2** 3.30 m x 3.23 m (10'10" x 10'7") approx

Window to rear. Radiator.

**Bedroom 3** 1.90 m x 2.98 m (6'3" x 9'9") approx

Window to rear. Radiator.

**Bathroom** 1.86 m x 2.06 m (6'1" x 6'9") approx

Bath with mixer tap and shower attachment, wash hand basin and w.c. Walls tiled. Sunken spotlights to ceiling. Window to side. Heated towel ladder.

### Exterior

To the front a large sloping lawn and access steps.

To the rear a patio and path laid to brick paviors. A large enclosed garden laid mostly to lawn with mature shrubs. Aluminium greenhouse.

With access from Bryn Road a large enclosed parking area for several vehicles.

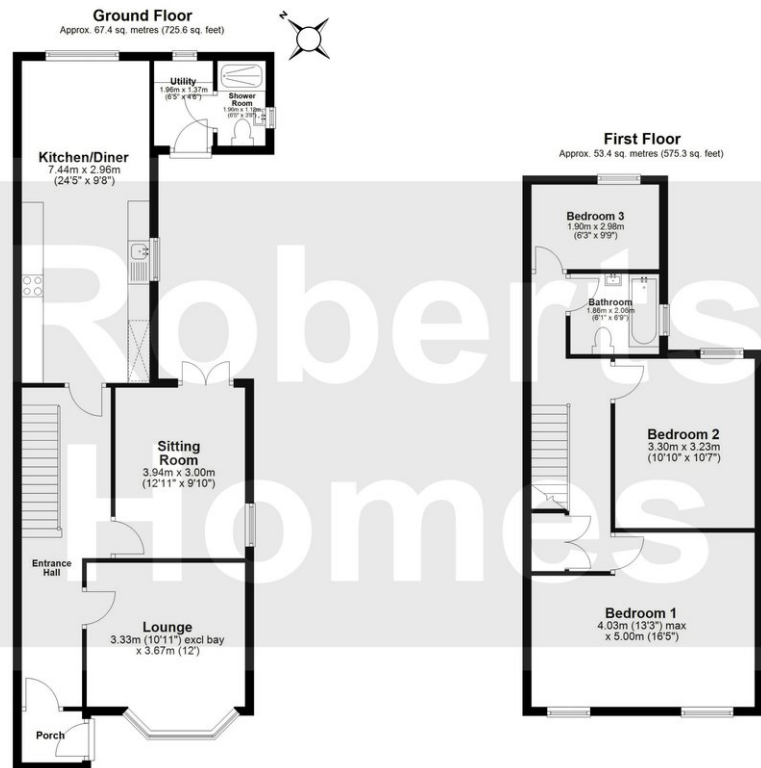
**Detached garage** 12.87 m x 4.32 m (42'3" x 14'2")

A block built garage with light and ample power points. Three uPVC windows to side. Electric up and over doors to front.

### Note

Front and rear CCTV cameras to remain.



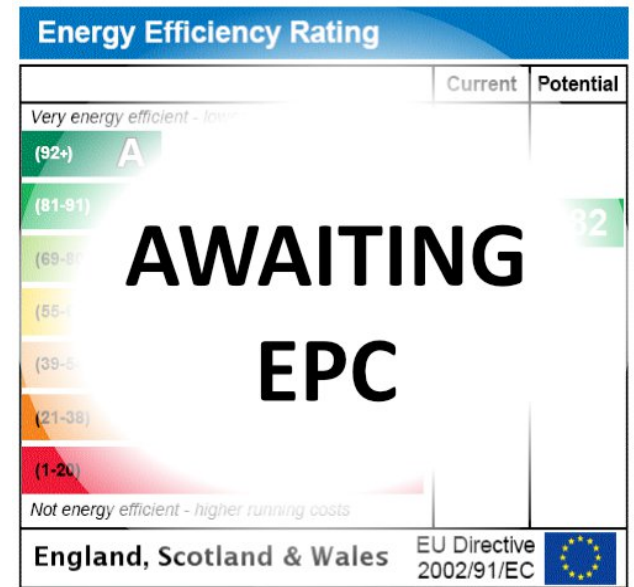


The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.



**Tenure:** Freehold  
**Council tax band:** D (Powys County Council)  
**Services:** Mains gas. Mains water & drainage (advised unmetered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.



**Roberts  
Homes**

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.

**zoopla**

**OnTheMarket**



Roberts Homes 18 Station Road Swansea Powys 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.