

Roberts  
Homes

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3 Bedroom Detached Bungalow - 1035.4 ft<sup>2</sup>

319 Brecon Road, Penrhos, Ystradgynlais, Swansea, SA9 1QX

SCAN ME  
for photos  
and video



£269,950





**A detached, 1930s bungalow with three double-bedrooms located at the top end of Brecon Road in Ystradgynlais. With a long, galley-style kitchen, conservatory and off-street parking with a detached garage, the property is situated in a good spot for walks and offers great potential.**

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

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

uPVC door with a double glazed panel to front leading to an inner glazed door.

**Bedroom 1** 3.65 m x 3.33 m (12'0" x 10'11") approx

Window to front. Radiator.

**Bedroom 2** 3.05 m x 3.34 m (10'0" x 10'11") approx

Window to front. Radiator.

**Bedroom 3** 3.76 m x 3.65 m (12'4" x 12'0") approx

Laminate flooring. Window to side. Radiator.

**Lounge** 4.37 m x 4.16 m (14'4" x 13'8") approx

Marble and plaster finish fireplace with a coal effect gas fire. Window to side.

Radiator.

### Inner Hallway

**Kitchen** 2.39 m x 4.97 m (7'10" x 16'4") approx

Fitted with modern wall and base units to include a gas hob, electric oven and stainless steel hob. Tiled between units. Plumbed for automatic washing machine. Wall mounted gas boiler for central heating and hot water in one wall cupboard. Floor tiled. Windows to side and rear. Radiator.

**Shower room** 1.74 m x 1.75 m (5'9" x 5'9") approx

Shower cubicle. Wash hand basin with integrated drawers. and w.c. Floor tiled.

Window to rear. Radiator.

**Conservatory** 3.39 m x 5.01 m 11'1" x 16'5" approx

Constructed from uPVC double units above a base wall and with a tiled roof.

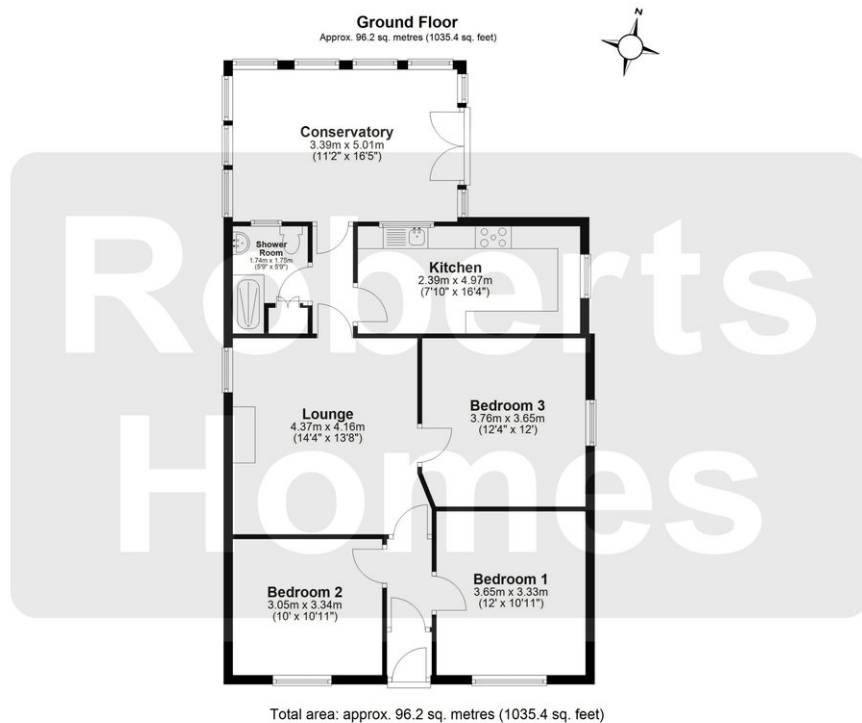
Double doors to side. Floor tiled. Two radiators.

### Exterior

Long driveway, parking and patio area laid to brick pavias. Detached garage and block built storage shed. Rear garden enclosed with hedging and somewhat overgrown.

To the front the garden is laid to mature shrubs and flowers.





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.

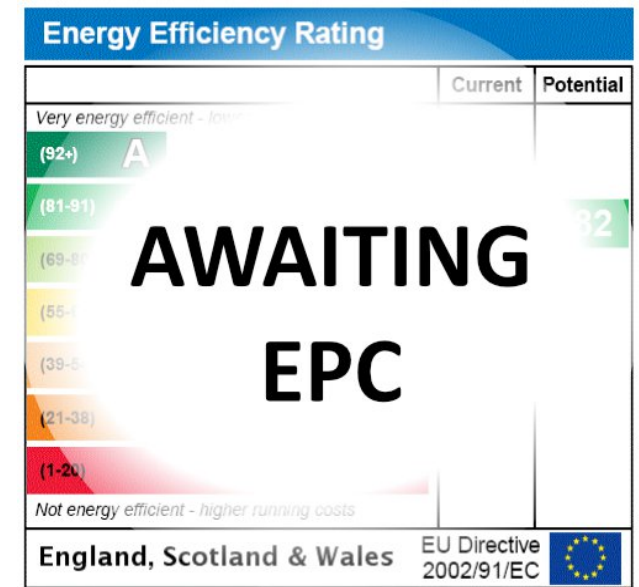


Tenure: Freehold

Council tax band: C (Powys County Council)

Services: Mains gas. Mains water and drainage (advised no meter. 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**



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