

Roberts  
Homes



3 1 3 2

3 Bedroom End Terraced House - 1355 ft<sup>2</sup>

3 Astoria Place, Ystradgynlais,

Swansea. SA9 1HW

SCAN ME  
for photos  
and video



£235,000





**A modern town house with spacious accommodation over three floors. Three bedrooms, two with ensembles. An open plan kitchen/lounge/diner leads to the conservatory. Conveniently located it is within walking distance of Ystradgynlais centre. Designated off-street parking and a low maintenance garden.**

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 in The Brecon Beacons National Park itself or on the shores of Swansea Bay.

**Roberts Homes 18 Station Road Swansea Powys SA9 1NT**

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**Cloakroom** 1.82 m x 1.06 m (6'0" x 3'6") approx  
W.c. and wash hand basin. Window to front. Radiator.

**Utility** 1.34 m x 2.02 m (4'5" x 6'8") approx  
Work surface. Plumbed for automatic washing machine. Wall mounted gas boiler servicing central heating and hot water. Floor tiled. Window to side.

**Cloakroom** 1.82 m x 1.08 m (6'0" x 3'7") approx  
Floor tiled. White w.c. and wash hand basin. Window to front. Radiator.

### **Kitchen/Lounge/Diner:**

**Kitchen/Diner** 2.92 m x 5.13 m (9'7" x 16'10") approx  
Fitted with a range of wood finish wall and base units with granite work surfaces to include an integrated fridge, freezer, dishwasher, electric hob, oven and stainless steel hood. Floor part-tiled, part-carpeted. Double uPVC doors to conservatory.

**Lounge** 3.88 m x 2.87 m (12'9" x 9'5") approx  
Open plan to kitchen/diner. Modern wall mounted electric fire. Window to front. Two radiators.

**Conservatory** 3.22 m x 2.68 m (10'7" x 8'10") approx  
Constructed from Oak finish uPVC double glazed units above a base wall. Panel heater. Floor tiled. French doors to side.

### **First Floor:**

**Landing**  
Radiator

**Bedroom 1** 3.48 m x 5.13 m (11'5" x 16'10") max approx  
Fitted wardrobes to one wall. Two windows to rear. Two radiators.

**Ensuite Shower Room** 2.17 m x 1.91 m (7'1" x 6'3") max approx  
Integrated w.c. and wash hand basin unit. Corner shower cubicle. Radiator. Window to side.

**Bedroom 3** 3.36 m x 2.96 m (11'0" x 9'9") approx  
Window to front. Radiator.

**Family Bathroom** 1.83 m x 2.08 m (6'0" x 6'10") approx  
Integrated w.c. and wash hand basin unit and bath. Heated towel ladder. Walls tiled. Window to front.

### **Second Floor:**

**Landing**  
Double-glazed roof light.

**Bedroom 2** 3.82 m x 5.00 m (12'6" x 16'5") max approx  
Two attic storage cupboards. Two double glazed roof lights. Radiator.

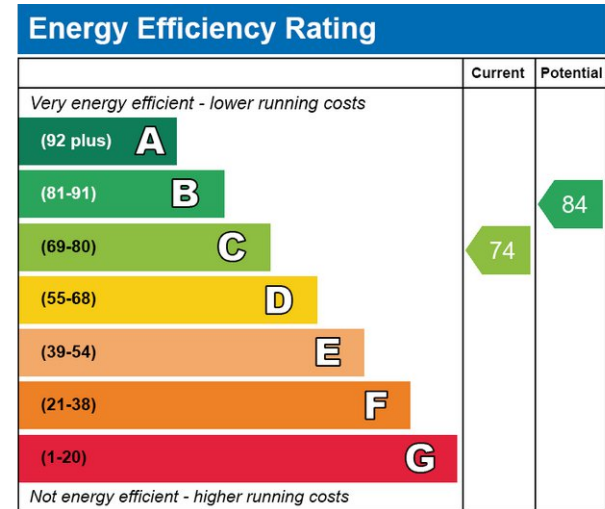
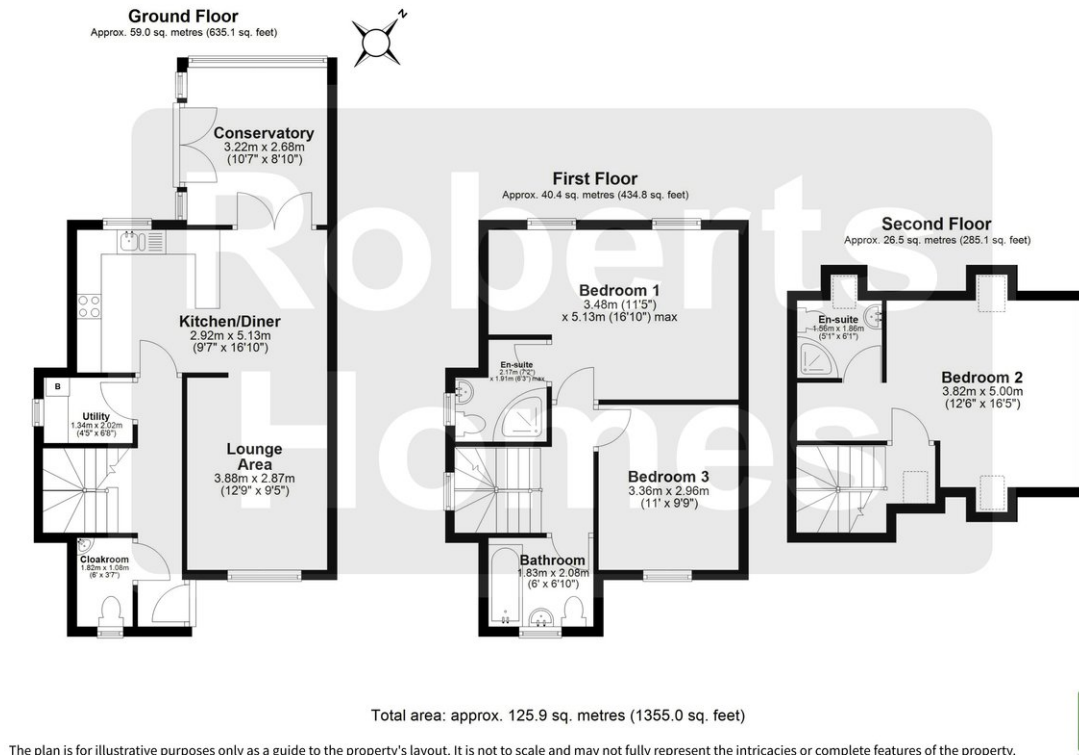
**Ensuite** 1.87 m x 1.85 m (6'2" x 6'1") approx  
White wash hand basin in vanity unit with matching w.c. unit. Corner shower cubicle. Double glazed roof light.

**Exterior**  
Front garden laid to brick paving and coloured gravel with front boundary wall. To the rear garden laid to brick paving and coloured gravel enclosed with fencing and boundary wall. Double parking area.



Tenure: Freehold  
Council tax band: C (Powys County Council)  
Services: Mains gas, mains electricity, mains water and drainage.

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.

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