

Roberts  
Homes



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4 Bedroom Character Property - 2310.9 ft<sup>2</sup>

The Glebe, 49 Heol Eglwys, Coelbren, Neath, SA10 9PF

£600,000





**Enjoy the peace of the village of Coelbren on the edge of the Brecon Beacons in this 4-double bedroom character property with 3 receptions and lots of period charm. Enjoy mountain views and the crackle of the log burner in the study or relax and entertain in the light-filled lounge and elegant dining room with their bay windows and parquet flooring. A large garden, garage, garden room, and wet room make this home perfectly appointed for a life that blends indoor comfort with outdoor pursuits.**

Coelbren is situated on the southern edge of the Brecon Beacons National Park, some 25 miles north of Swansea. A quiet village that enjoys impressive views of the Brecon Beacons and has a well-stocked village shop. Further amenities are available in nearby Ystradgynlais. Nearby attractions include Henrhyd Waterfalls, The Wales Ape and Monkey Sanctuary and the National Showcaves Centre for Wales, Craig y Nos Castle and Country Park. A short drive southeast to Pontneddfechan takes you into 'Waterfall Country'. In less than 30 minutes' drive you can be deep in (Bannau Brycheiniog) The Brecon Beacons National Park itself, or on the shores of Swansea Bay in just over 30 mins.

**Roberts Homes 18 Station Road Swansea Powys 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.



**Entrance Lobby** 2.01 m x 2.09 m (6'7" x 6'10") approx

Floor tiled. Under stairs cupboard. Composite door with double glazed panels to the front. Radiator.

**Hallway**

Parquet flooring. Built in cupboard.

**Lounge** 3.64 m x 4.51 m (11'11" x 14'10") max approx excl bay

Tile fireplace. Plate rack. Parquet flooring. Bay window with leaded light features to front. Window to side. Two radiators.

**Dining room** 3.79 m x 4.21 m (12'5" x 13'10") max approx

Tile fireplace. Plate rack. Parquet flooring. Bay window with leaded light features to front. Window to side. Two radiators.

**Study/Snug** 3.32 m x 3.48 m (10'11" x 11'5") approx

Painted slate and tile fireplace with a multi fuel room heater. Alcove shelving and cupboard. Bay window to rear. Radiator.

**Kitchen/breakfast room** 3.30 m x 4.20 m (10'10" x 13'9") approx

Fitted with a range of wall and base units with solid wood doors to include a 11/2 bowl sink and a breakfast bar. Open cupboard with shelving. Floor tiled. Window to rear. Radiator.

**Pantry**

Cold slab and shelving. Floor tiled. Window to side.

**Rear hallway**

Floor tiled. Electric wall heater. Rear composite stable door.

**Utility** 4.00 m x 2.82 m 13'1" x 9'3" max approx (L-shaped)

Work surface and a stainless steel sink unit. Plumbed for automatic washing machine and dishwasher. Worcester oil boiler servicing central heating and hot water. Floor tiled. Rear and side windows.

**Wet room**

Level entry electric shower. Sunken spotlights to ceiling. Window to side.

**Upper floor****Landing**

Window to front with leaded light features. Loft access.

**Bedroom 1** 3.63 m x 4.52 m (11'11" x 14'10") max approx

Tile fireplace. Built in wardrobe. Window to front. Radiator.

**Bedroom 2** 3.65 m x 4.26 m (12'0" x 14'0") max approx

Tile fireplace. Built in wardrobe. Window to front. Radiator.

**Bedroom 3** 3.30 m x 3.73 m (10'10" x 12'3") max approx

Built in wardrobe. Wash hand basin. Window to rear. Radiator.

**Bedroom 4** 3.14 m x 3.50 m (10'4" x 11'6") max approx

Built in wardrobe. Window to rear. Radiator.

**Bathroom** 1.90 m x 2.75 m 6'3" x 9'0" approx

Modern white bath with a shower attachment, wash hand basin and w.c. Built in airing cupboard with mirror doors to one wall. Walls tiled. Heated towel ladder. Window to rear.

**Garage** 5.83 m x 5.11 m (19'2" x 16'9") approx

Brick and rendered detached garage with an electric up and over door. Power points and light. uPVC door to side. Window to side.

**Garden room** 2.75 m x 4.96 m (9'0" x 16'3") approx

To the rear of the garage with its own entrance. Double glazed uPVC patio doors to rear and uPVC stable door to side. Floor tiled. This room has both power and light.

**Front garden**

A large garden laid to lawn with hedging, mature shrub and flower beds. The driveway laid to stone chippings offers parking for several vehicles and leads to the garage.

**Rear and side gardens**

Large stone paved patio and paths around the house. A large gravel patio. The remaining gardens are laid to lawn with hedging to the rear. Outstanding views of the Brecon Beacons.





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.

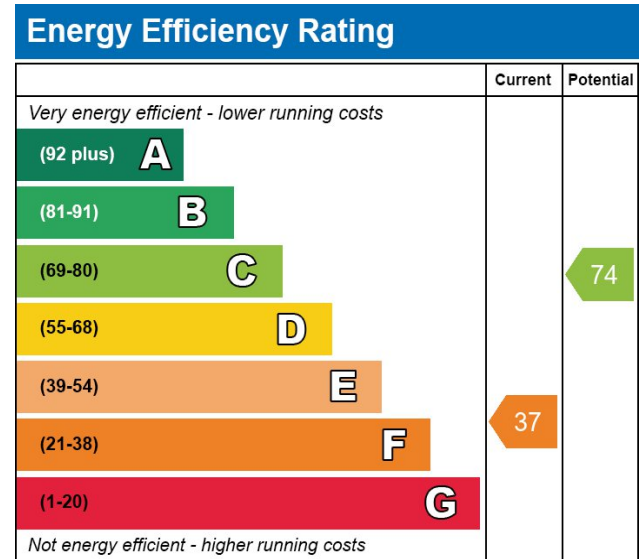


Tenure: Freehold

Council tax band: F (Powys County Council)

Services: No mains gas. Oil-fired central heating. Oil-fired and solid fuel hot water. 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.

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