

Roberts
Homes



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3 Bedroom Semi-detached House - 828.6 ft²

23 Varteg Road, Ystalyfera, Swansea, SA9 2EJ

SCAN ME
for photos
and video



£169,995



A practical and stylish three-bedroom property offered with no onward chain. The home has recently been renovated throughout, with modern decor and fittings. The standout feature is the rear double garage, providing secure parking and workshop space. The home also benefits from an exterior utility and a neat, paved back yard ideal for relaxing without the upkeep of a lawn. The location is ideal for day-to-day living, being close to the comprehensive school and supermarket.

Ystalyfera is located on the banks of the River Tawe some 13 miles north of Swansea - just off the main A4067. Nestled between Varteg Hill and Alltyrug Hill it provides impressive views to its residents. Education is provided by a local Welsh primary school as well as both English and Welsh primaries, with secondaries in neighbouring Ystradgynlais. A small selection of shops, cafés and takeaways are complimented by additional establishments in Ystradgynlais as well as larger chain stores and supermarkets located on the outskirts. 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.

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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

uPVC door with frosted, glazed panels. Acoustic wood wall panels to one wall. Radiator.

Lounge 4.63 m x 3.77 m (15'2" x 12'4") max approx

Two uplighters to one wall. Acoustic wood wall panels to one wall. Under stairs cupboard. Window to front. Radiator.

Kitchen/diner 2.41 m x 4.79 m (7'11" x 15'9") approx

To include a range of dark blue and grey wall and base units with LED lighting to floor. Plastic sink and drainer with brushed brass mixer tap. Marble-finish worktops. Lamona 4-ring gas hob and Lamona electric oven and grill. Stainless-steel extractor hood. Walls part-tiled to work surfaces. Acoustic wood panels to one wall. Window to rear. Radiator.

Rear Lobby

Built-in cupboard housing wall-mounted gas boiler servicing central heating and hot water. uPVC door with full, frosted panel to side. Vinyl flooring.

Bathroom 1.36 m x 2.37 m (4'6" x 7'9") approx

P-bath with mixer tap and shower attachment. Overhead waterfall shower. Wash hand basin in vanity unit. WC. Walls and ceiling panelled. Vinyl flooring. Sunk spots to ceiling. Window to side. Vertical radiator.

Upper Floor:

Landing

Loft access.

Bedroom 1 3.62 m x 3.78 m (11'11" x 12'5") approx (excluding recess)

Two windows to front. Radiator.

Bedroom 2 3.62 m x 2.25 m 11'11" x 7'5" approx

Window to rear. Radiator.

Bedroom 3 2.39 m x 2.37 m (7'10" x 7'9") approx

Window to rear. Radiator.

To the front:

Front yard with boundary wall. Sand pavers to gated, shared driveway.

To the rear:

Laid to sand coloured pavers. Fenced to one side. Outside tap and power.

Utility 2.01 m x 1.54 m (6'7" x 5'1") approx

uPVC door with frosted panel to side. Plumbed for automatic washing machine and tumble dryer outlet. Panelled walls and ceiling. Sunk spots to ceiling. Vinyl flooring.

Double Garage 8.49 m x 5.66 m (27'10" x 18'7") approx

Constructed from concrete panel. Two up and over doors. Power and light.



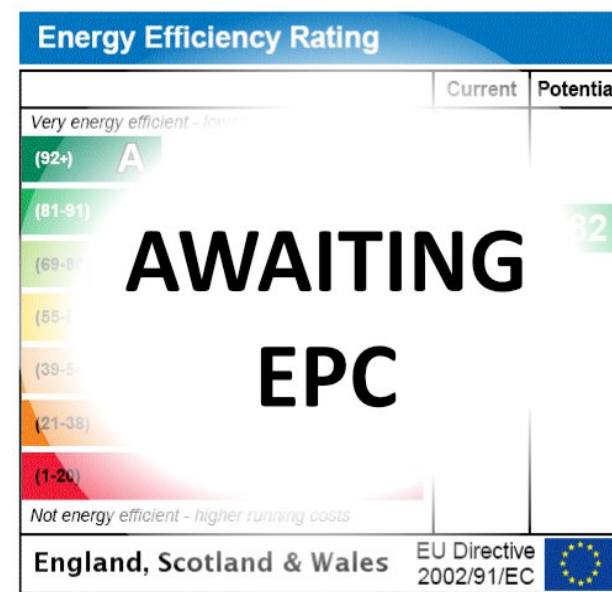


The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.



Tenure: Freehold
Council tax band: A (Neath Port Talbot County Council)
Services: Mains gas. Mains water & drainage. 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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OnTheMarket



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