

Roberts
Homes

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and video



3 Bedroom Detached House - 936.6 ft²

16 Station Road, Coelbren, Neath, SA10 9PL

£240,000



Handsome and quaint three-bedroom detached house occupying a good-sized plot. Located in the quiet village of Coelbren, within walking distance of the local shop and the scenic Henrhyd Waterfalls. The house itself offers considerable scope for modernisation, reconfiguration and extension (subject to planning). Outside is a spacious, level garden, complete with multiple sheds, and a detached garage. Chain-free and waiting to be your forever home.

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.

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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.

Lounge 3.20 m x 4.08 m (10'6" x 13'5") max approx

Wood and marble finish fireplace with an open coal effect LPG fire. Two alcove cupboards. uPVC double door to front. Window to front. Radiator.

Sitting Room 3.13 m x 3.01 m (10'3" x 9'11") max approx

Tile fireplace. Window to front. Radiator.

Kitchen 2.36 m x 3.31 m (7'9" x 10'10") approx

One double wall unit and one double and one three drawer base unit. oil boiler servicing central heating and hot water. Under stairs cupboard. Window to rear. Radiator.

Rear hallway

uPVC door to side with double glazed panels. Radiator.

L shaped and at one end is a stainless steel sink unit. One wall cupboard and one base unit. Partly tiled walls. Window to rear.

Pantry 1.80 m x 1.89 m (5'11" x 6'2") approx

Window to rear. Shelving.

Bathroom 2.74 m x 1.17 m (9'0" x 3'10") approx

Bath with over bath shower, w.c. and wash hand basin. Two wall units. Loft access. Window to rear. Radiator.

Landing

Window to rear.

Bedroom 1 3.16 m x 2.73 m (10'4" x 8'11") approx

Built in cupboard. Two windows to front. Radiator.

Bedroom 2 2.83 m x 3.01 m (9'3" x 9'11") approx

Window to front. Radiator.

Bedroom 3 2.64 m x 3.06 m (8'8" x 10'0") approx

Window to rear. Radiator.

Exterior

Front garden to grass with a brick boundary wall.

Large rear garden laid to grass, mature shrubs and hedging.

Garden/storage shed.

Outside w.c. and shed.

Oil storage tank.

Garage

Detached garage and parking for one car.





Total area: approx. 87.0 sq. metres (936.6 sq. feet)

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: No mains gas. Mains water & drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**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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