

Roberts  
Homes

SCAN ME  
for photos  
and video



4 Bedroom End Terraced House - 1860.9 ft<sup>2</sup>

41 Alltygrug Road, Ystalyfera, Swansea, SA9 2AQ

£259,000



**4 bedroom Victorian end-terrace with off-street parking, offering versatile accommodation across four floors. The lower ground floor includes a spacious lounge/dining room with log burner, L-shaped kitchen with plenty of storage, and a bathroom. Step outside to a covered patio with a hot tub, where you can enjoy the mature garden and views of the Darren Mountain. The ground floor offers two more receptions, a bedroom, and a study, while the upper floor offers a master bedroom with ensuite, two additional bedrooms, and a family shower room. Additionally, there is an attic room with further views from the sky light.**

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 Alltygrug 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.

**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.

## Ground Floor

**Reception Room** 3.88 m x 3.16 m (12'9" x 10'4") max approx

Tile fireplace. Door with double glazed panels to front. Two windows to front. Radiator.

**Study** 3.20 m x 2.47 m (10'6" x 8'1") approx

Tile fireplace. Window to front. Radiator.

**Bedroom 4** 2.60 m x 3.72 m (8'6" x 12'2") max approx

Window to rear. Radiator.

**Lounge** 3.25 m x 4.51 m (10'8" x 14'10") max approx

Tile fireplace. Moulded coving and centre piece to ceiling. Two alcove cupboards. Bay window to rear. Radiator.

## Lower Ground Floor

**Sitting/dining room** 6.33 m x 3.98 m (20'9" x 13'1") max approx

Multi fuel room heater. Floor tiled to dining area. Top opening uPVC double glazed door to rear. Window to rear. Two radiators.

**Kitchen** 6.31 m x 3.32 m (20'8" x 10'11") max approx

L-shaped kitchen well fitted with a range of modern wall and base units. Original fireplace and side oven (feature only). A wall mounted gas boiler services central heating and hot water. Window to rear. Top opening half double glazed uPVC door to rear. Radiator.

**Bathroom** 3.04 m x 1.78 m 10'0" x 5'10" approx

Bath and wash hand basin. Stainless steel sink unit. Window to front. Radiator.

## Upper Floor:

### Landing

**Bedroom 1** 2.37 m x 3.35 m (7'9" x 11'0") approx (excluding recess)

Two windows to front. Radiator.

### En suite

Bath, wash hand basin and w.c. Laminate flooring.

**Bedroom 2** 3.93 m x 3.65 m (12'11" x 12'0") approx

Front window. Radiator.

**Bedroom 3** 2.45 m x 4.52 m (8'0" x 14'10") approx

Rear window. Radiator.

**Shower room** 2.43 m x 3.49 m (8'0" x 11'5") approx

Wash hand basin and w.c plus a shower cubicle.. Window to rear. Heated towel ladder.

## Exterior

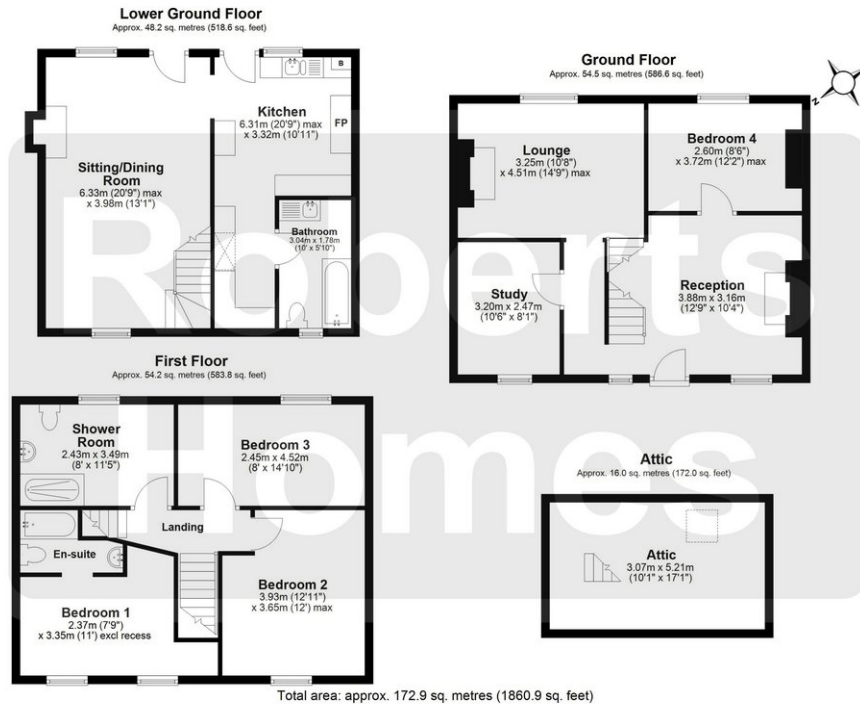
To the front laid to tarmac with parking for three cars.

To the rear a long large garden. Laid to a large partly covered paved patio area with hot tub. The garden laid to lawn and shrubs with two apple trees, one pear tree and one plum tree.

Side storage area. with power and light.

Wooden storage shed with 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: B (Neath Port Talbot County Council)

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

Viewing strictly by appointment with Roberts Homes.

## Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 63      | 70        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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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