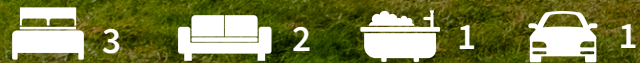


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Homes



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3 Bedroom Detached House - 1255.8 ft²

12 Alltygrug Road, Ystalyfera, Swansea, SA9 2AA

£265,000



A detached three-bedroom house in Ystalyfera, considerably modernised to respect its period character. Features include views of the valley and Darren Mountain, a front lawn, and a low-maintenance gravel rear garden. Off-street parking is provided by a rear drive. The property also benefits from an efficient, well-appointed galley-style kitchen/breakfast room, and a cosy cwch/snug.

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 Alltgrug 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.

Hallway:

Open entrance porch leading to a Composite front door with a leaded light feature and two windows also with leaded light features. Original carved wooden staircase. Under stairs cupboard. Radiator.

Lounge: 3.32 m x 4.57 m (10'11" x 15'0") max approx excl bay

Marble fireplace with an open coal gas fire. Bay window to front. Two wall lights. Radiator.

Sitting room: 3.88 m x 3.93 m (12'9" x 12'11") max approx

Wood and tile fireplace with an open coal electric fire. Floor tiled. Window to side. Window to kitchen (not uPVC d.g.). Radiator.

Cwtch: 2.60 m x 2.37 m (8'6" x 7'9") approx

Wooden fire surround. Shelving to alcove. Window to rear. Radiator.

Kitchen/Breakfast Room: 2.49 m x 4.82 m (8'2" x 15'10") approx

Well fitted with a range of modern wall and base units with Granite worksurfaces. It has an integrated five ring gas hob, fridge, freezer, microwave and oven. uPVC door with an oval feature to one side and a half double glazed uPVC door to the other side. Sunken spotlights to ceiling. Two windows to side and one to rear, Vertical radiator.

Upper Floor:**Landing:**

Window to side.

Bedroom 1: 3.98 m x 3.62 m (13'1" x 11'11") approx

Bay window to front. Radiator.

Bedroom 2: 3.45 m x 3.96 m 11'4" x 13'0" max approx

Window to rear. Radiator.

Bedroom 3: 2.85 m x 3.15 m (9'4" x 10'4") approx

Window to front. Radiator.

Bathroom: 2.32 m x 2.74 m (7'7" x 9'0") approx

White bath with a mixer tap and shower attachment. w.c and a wash hand basin in a vanity unit. Built in cupboard with the gas boiler servicing central heating and hot water. Window to rear. Radiator.

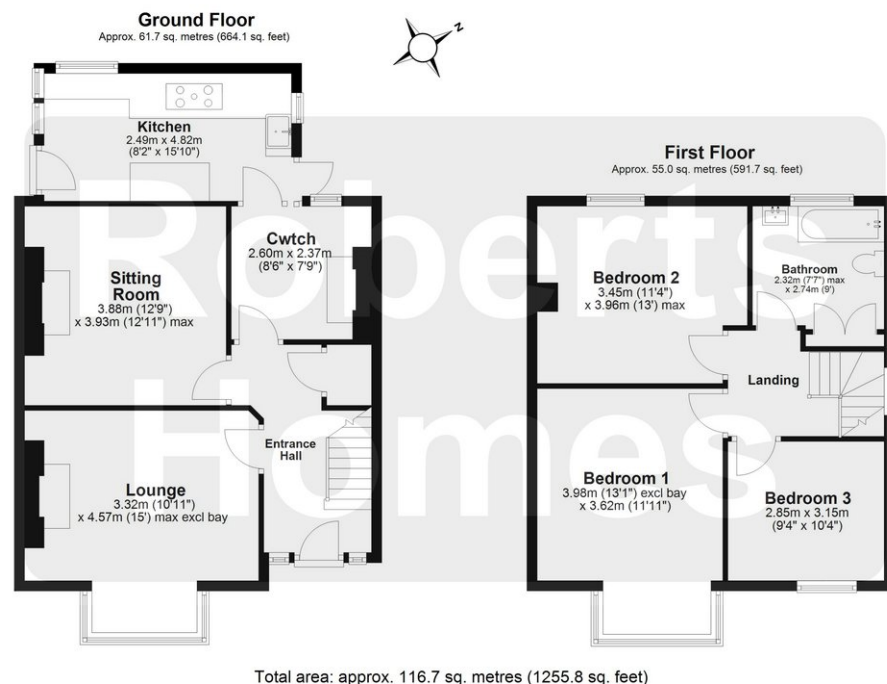
Exterior:

The property enjoys large front, side and rear gardens laid to patio, gravelled and lawn areas with raised flower beds.

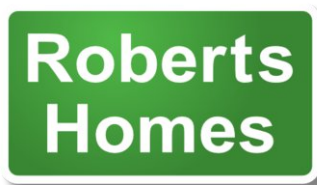
Wooden storage shed and aluminium greenhouse.

To the rear is a second storage shed and a parking area.





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.



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.

Tenure:
Council tax band: D (Neath Port Talbot County Council)
Services: Mains gas. Mains water and drainage (advised unmetered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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OnTheMarket



Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

https://robertshomes.wales

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