

**Roberts  
Homes**



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4 Bedroom Bungalow - 1724.8 ft<sup>2</sup>

Old Bakery, Station Road, Ystradgynlais, Swansea, West  
Glamorgan, SA9 1NX

**£375,000**





**Chain-free four-bedroom bungalow set on a generous plot, located just minutes level walk from the heart of Ystradgynlais. Offering a unique layout, the property features three bedrooms in a separate 'wing,' a principal bedroom with an ensuite, a spacious lounge and kitchen, a dining room, conservatory, and a utility room. The outdoor space boasts a substantial double garage with power, light, and water, plus views of the Darren Mountain. Whilst ready for modernisation, this property presents a fantastic opportunity to create a superb family home.**

Ystradgynlais is located on the banks of the River Tawe some 18 miles North of Swansea - just off the main A4067. Retail is serviced by a bustling central shopping area with many unique, family-run, independent shops and cafés as well as larger chain stores and supermarkets located on the outskirts. Education is provided by both English and Welsh medium primary and secondary schools. For recreation there is the Diamond Park, The Gorsedd and Ystradfawr Nature Reserve plus many public footpaths providing mountain, forest, and riverside walks. 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 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 Hall

Engineered wood flooring. Three radiators. Spotlights to ceiling. Composite door with glazed side panels to front. Two built in cupboards.

### Lounge 3.61 m x 6.00 m (11'10" x 19'8") approx

Gas fire (disconnected) with marble surround. Window to front. Radiator. Engineered wood flooring. Double door to dining room.

### Dining Room 3.28 m x 3.28 m (10'9" x 10'9") approx

Window to rear. Engineered wood flooring. Patio doors to conservatory.

### Conservatory 3.28 m x 3.28 m (10'9" x 10'9") approx

Red brick wall with double glazed window conservatory. Glazed door to rear.

### Kitchen 5.12 m x 5.00 m (16'10" x 16'5") max approx

An extensive range of solid wood wall and base units to include an integrated fridge, electric oven and microwave. 4 ring gas hob and extractor fan. Engineered wood flooring. Part tiled walls. Radiator. Window to rear.

### Utility 3.87 m x 2.06 m (12'8" x 6'9") approx

Wall mounted gas boiler servicing central heating and hot water. Wood finish wall and base units. Part-tiled walls. Stainless-steel sink. Plumbed for automatic washing machine. Loft access. Half glazed stable styled door to rear.

### Bedroom 1 5.10 m x 4.12 m (16'9" x 13'6") max approx

Built in wardrobes, bedside tables and drawers. Laminate floor. Window to rear. Radiator.

### Ensuite

Level entry walk in shower with waterfall shower. White wash hand basin and w.c in an integrated unit. Radiator. Window to side. Radiator.

### Bedroom 2 4.68 m x 2.79 m 15'4" x 9'2" approx (excluding wardrobes)

Built in blue and wood finish wardrobes. Window to front. Radiator.

### Bedroom 3 3.79 m x 2.79 m (12'5" x 9'2") approx (excluding wardrobes)

Built in wood finish wardrobes and drawers. Window to front. Radiator.

### Bedroom 4 3.17 m x 2.79 m (10'5" x 9'2") approx

Window to side. Radiator.

### Bathroom 2.27 m x 2.77 m (7'5" x 9'1") approx

White jacuzzi bath with mix taps and shower attachment. Large vanity unit with wash hand basin and mirror. W.c. Tiled walls. Window to side. Radiator.

### Double Garage 6.74 m x 5.84 m (22'1" x 19'2") approx

Double garage with two up-and-over doors. The garage has power, light and water. There is boarded loft space with a pull down ladder. Window and door to side.

### Exterior

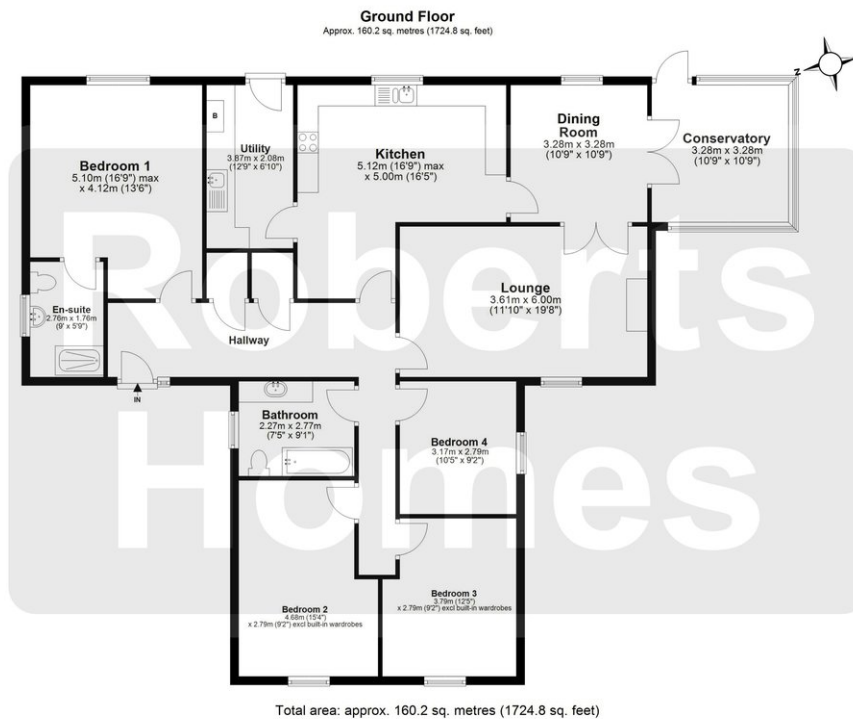
To the front - A red brick boundary wall laid to lawn and shrub.

To the rear - Decked area with stone coloured gravel to the side leading to garage.

To one side - Laid to lawn

To other side - Driveway leading to garage which also servicing a vehicle right of way to one house in Station Road. A flower bed laid with shrubs.





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.

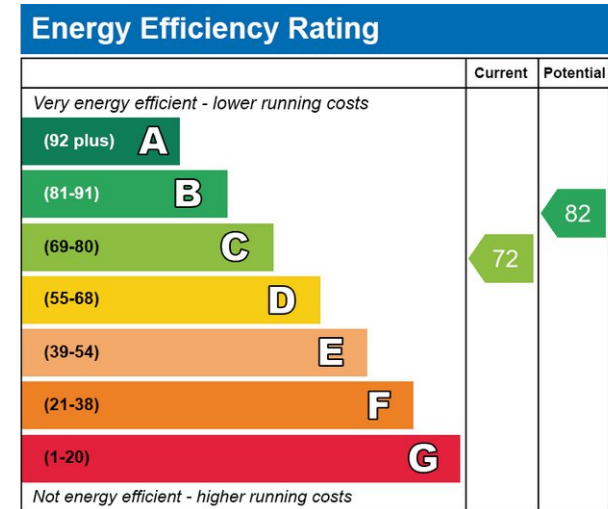


**Tenure: Freehold**

**Council tax band: D (Powys County Council)**

**Services: Mains gas central heating and hot water. Mains water and 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.

**zoopla**

**OnTheMarket**



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