

Roberts
Homes



3 Bedroom Character Property - 1411 ft²

11 Commercial Street, Ystradgynlais, Swansea, SA9 1HD

SCAN ME
for photos
and video



£280,000



Escape the ordinary with this quirky home situated right in the heart of Ystradgynlais. Blending the rustic charm of a cottage with contemporary industrial-style accents, inside, you'll find character features, including beautiful exposed stone walls, original beams as well as more designer touches including metal conduit, a hammered copper bathtub, rivets and distressed wood and metal surfaces. With a spacious garden room and rear garden leading to a double garage accessed from the rear, this charming and distinctive home is ready for its new owner and offered to the market chain free.

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.

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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 porch

Composite door with glazed panels to front. Wood flooring. Wooden stable door to lounge.

Lounge 4.20 m x 6.20 m (13'9" x 20'4") approx

Natural stone fireplace with a log burning stove to one wall. Wood flooring. Industrial style light fittings with copper conduit. Open plan stairs in natural wood. Two windows to front. Two vintage style column radiators.

Dining room 3.33 m x 4.64 m (10'11" x 15'3") approx

One wall natural stone. Beam feature to ceiling. Varnished floor boards. Window to rear. Vintage style column radiator.

Bathroom 3.16 m x 1.26 m (10'4" x 4'2") approx

Freestanding, hammered copper bath with a brass mixer tap and shower attachment. Copper wash hand basin with a brass mixer in a wooden base. W.c. Separate level entry shower. Floor tiled and walls mostly tiled. Vertical radiator.

Kitchen 2.67 m x 5.00 m (8'9" x 16'5") approx

Fitted with a range of purpose built base units with a Belfast style sink. Vaulted ceiling. Floor tiled. Vertical radiator. Window to rear. French doors to rear.

Garden room 4.80 m x 6.64 m (15'9" x 21'9") approx (excluding recess)

Accessed directly from the kitchen. Wooden construction with a vaulted ceiling. Large double doors with glazed panels. Paved flooring with a central feature. Plumbed for automatic washing machine.

Cloakroom

W.c. and wash hand basin.

Upper Floor, Landing

Recess cupboard.

Bedroom 1 3.30 m x 3.80 m 10'10" x 12'6" approx

Vaulted ceiling. Open shelving and hanging rail. Vaulted ceiling. Two windows to front. Vertical radiator.

Bedroom 2 3.30 m x 2.24 m (10'10" x 7'4") approx

Vaulted ceiling. Open hanging rail. Window to front. Radiator.

Bedroom 3 3.04 m x 3.04 m (10'0" x 10'0") approx

Double glazed roof light. Window to side. Vertical radiator.

Exterior

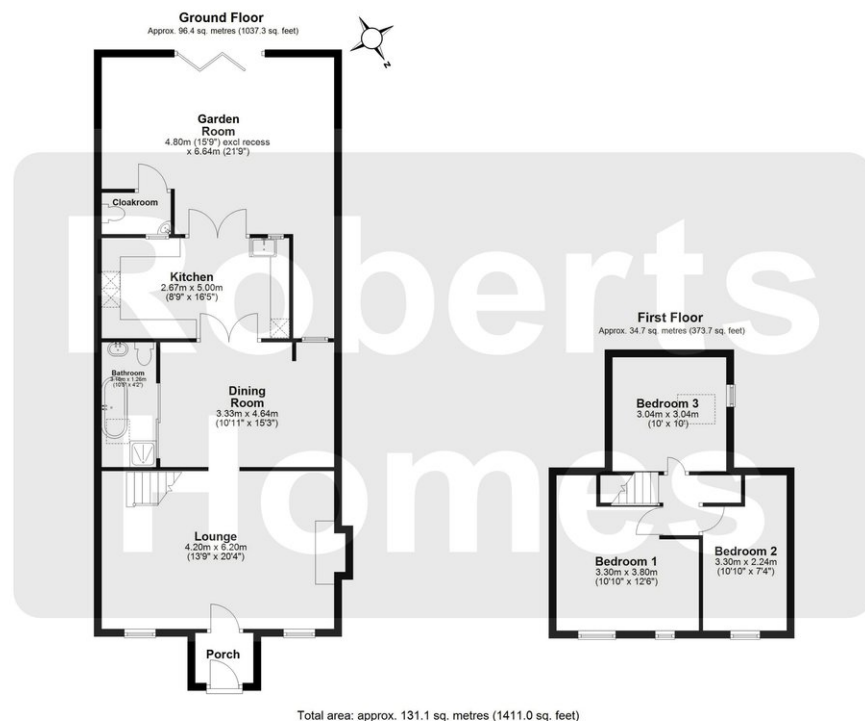
To the front the forecourt is laid to stone paving with a boundary wall.

To the rear there are steps to a large stone paved patio and a lawn. The garden is well fenced.

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

Approached via Maes y Dre car park is the detached garage/workshop. It has both power and light plus an remote-controlled electric roller shutter door.



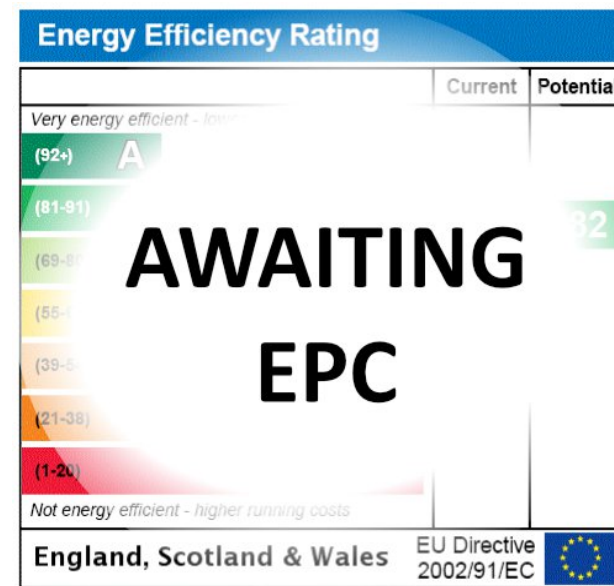


The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.



Tenure: Freehold
Council tax band: B (Powys County Council)
Services: Mains gas. 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.



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