

Roberts
Homes



2 Bedroom Semi-detached House - 1117.8 ft²
50 Heol Eglwys, Coelbren, Swansea, SA10 9PF

SCAN ME
for photos
and video



£125,000



Offered to the market with no onward chain, this traditional 2 bedroom property occupies a peaceful position in the quiet village of Coelbren, sitting right opposite Capel Coelbren, just a short walk from the famous Henrhyd Waterfalls, and on the doorstep of Bannau Brycheiniog (Brecon Beacons) National Park. In need of modernisation and updating throughout, a standout feature of the home is its exceptional plot, which includes a long, sunny, South-facing rear garden with surrounding countryside views and potential to create off-road rear parking (subject to any necessary permissions). This property combines great potential within a peaceful village setting.

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.

Entrance

Half glazed uPVC door to front. Tiled floor.

Hall

Glazed wood door to front. Radiator.

Lounge/ Diner 7.06 m x 3.96 m (23'2" x 13'0") max approx

Lounge area - Window to front. Radiator. Archway to dining area.

To the dining area: Electric fire with tile surround. Window to rear. Radiator.

Kitchen 4.07 m x 3.07 m (13'4" x 10'1") max approx

Wall and base units to include a stainless steel sink. Plumbed for automatic washing machine. Understairs cupboard. Built in cupboard with hot water tank.

View room 1.99 m x 3.05 m (6'6" x 10'0") approx

Boiler servicing central heating and hot water. Radiator. Built in cupboard with shelving. Window to rear.

Side entrance

uPVC half glazed door to side. Window to rear. Tiled floor.

Upper floor

Landing

Built in cupboard. Loft access.

Bedroom 1 3.20 m x 5.00 m 10'6" x 16'5" approx

Two windows to front. Radiator.

Bedroom 2 3.76 m x 3.37 m (12'4" x 11'1") approx

Window to rear. Radiator. Loft access.

Bathroom

Level entry shower with wall mounted electric shower. Wash hand basin in built in vanity unit and w.c. Window to side. Radiator.

Exterior

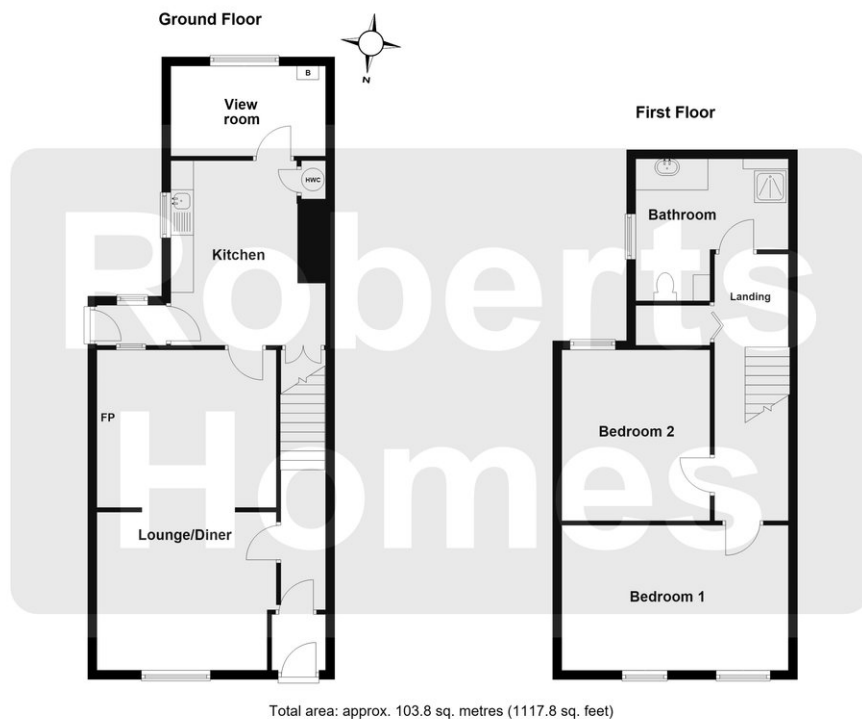
To the front - Path to front door. Gravel to front with brick boundary wall with wrought iron fencing above it.

Driveway to side with wrought iron gates to front.

To the rear - Brick outbuilding with wooden door. Patio area and oil storage tank. Steps down to garden

Garden laid to lawn, shrubs and trees.





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.

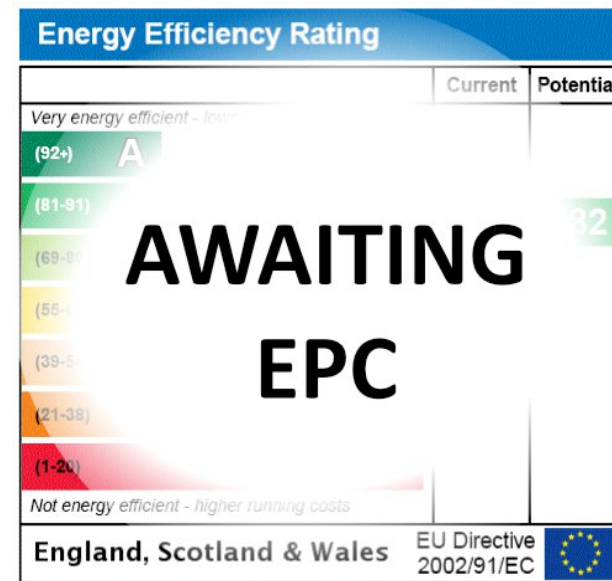


Tenure: Freehold

Council tax band: B (Powys County Council)

Services: No mains gas. Mains water and drainage (advised no meter). 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 SA9 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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