

Roberts
Homes



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3 Bedroom Semi-detached House - 1175.1 ft²

23 Wind Road, Ystradgynlais, Swansea, Powys, SA9 1AH

£162,950



Situated in a highly convenient location within walking distance of local schools, supermarket, and roughly 20 minutes from Ystradgynlais town centre, this three-bedroom terraced home is a solid, practical option for first-time buyers or buy-to-let investors looking to add value. The property offers blank canvas for buyers looking to modernise to their own tastes. The ground floor layout features a notably large open-plan lounge and dining room, a kitchen, and a useful downstairs WC. Upstairs, the first floor accommodates two good-sized double bedrooms, a third single bedroom, plus a bathroom. Externally, the rear garden is designed for low maintenance, and benefits from a handy outbuilding for extra storage.

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.

Lounge/Diner 7.61 m x 5.61 m (25'0" x 18'5") max approx

Feature brick arch to dining area. Laminate flooring. Bay window to front. uPVC door with a double glazed panel to front. Laminate flooring. Built in cupboard with gas boiler servicing central heating and hot water. French doors to rear. Three radiators.

Kitchen 3.91 m x 2.21 m (12'10" x 7'3") approx

Fitted with a range of wood finish wall and base units to include an electric hob, oven, stainless steel hood and a black one and half bowl sink. Floor and walls tiled. T & G to ceiling with sunken spotlights. Windows to side and rear. uPVC half double glazed door to side.

Cloakroom

White w.c. Floor tiled and walls mostly tiled. T & G to ceiling. Window to rear.

Landing

Loft access. Window to side.

Bedroom 1 4.22 m x 3.78 m (13'10" x 12'5") max approx excl bay

Fitted wardrobes to one wall. Window to front. Radiator.

Bedroom 2 4.17 m x 2.95 m (13'8" x 9'8") max approx

Built in cupboard with radiator. Window to rear. Radiator.

Bedroom 3 2.98 m x 2.53 m (9'9" x 8'4") approx

Window to rear. Radiator.

Bathroom 2.19 m x 1.73 m (7'2" x 5'8") approx

White bath with and over bath shower and mixer tap. Wash hand basin and w.c. Walls tiled. Window to front. Radiator.

Exterior

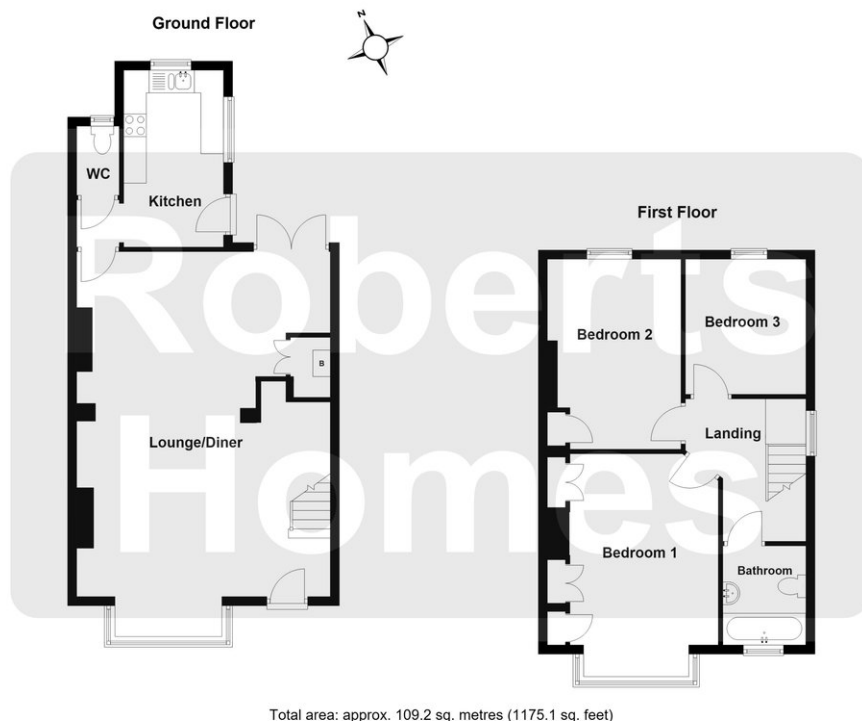
To the front a brick boundary wall and paved forecourt.

Side walking access to rear.

Rear garden laid to a paved patio and paths. Astroturf lawn.

Large storage room with glazed units to the front.



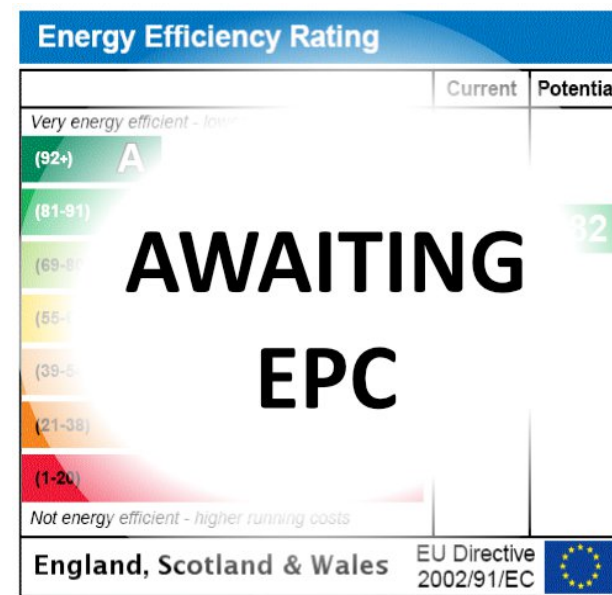


The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.



Tenure: Freehold
Council tax band: B (Powys County Council)
Services: Mains gas. Mains water and drainage (advised unmetered). 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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