

Roberts
Homes



2 Bedroom End Terraced House - 682.6 ft²

33 Commercial Street, Ystradgynlais, Swansea, SA9 1JH

£155,000



Located on Commercial Street in the centre of Ystradgynlais, this Victorian mid-terrace home has been modernised throughout and is offered chain-free.

The ground floor features a lounge/diner complete with a log burner, leading through to an updated kitchen and bathroom. Upstairs are two bedrooms. Ready for immediate occupation, the property includes a rear garage for parking and storage. Positioned within level walking distance of town-centre shops, cafes, and amenities, it suits first-time buyers, downsizers, or buy-to-let investors.

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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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

uPVC door to front with glazed panels. Laminate flooring. Wooden door with full-glazed panel to lounge.

Lounge/Diner 7.07 m x 3.36 m (23'2" x 11'0") max approx

Laminate flooring. Fireplace with brick and wood surround and slate hearth. Multi-fuel burner.

Kitchen 3.34 m x 3.36 m (10'11" x 11'0") approx

To include a range of gloss white wall and base units. Integrated Hotpoint electric oven. Neff four-ring gas hob. Stainless steel overhead extractor hood. Integrated fridge. Integrated freezer. Cupboard housing Main wall-mounted gas boiler servicing central heating and hot water. Composite 1.5 bowl sink with hose mixer tap. Walls part tiled to work areas. Window to side. Radiator.

Bathroom 1.76 m x 2.35 m (5'9" x 7'9") approx

Wash hand basin with mixer tap in vanity unit. White bath with black mixer tap. Black overhead shower with hose attachment. White WC. Shaver point. Subway tiles to walls. Floor tiled. Window to rear. Radiator.

Rear Lobby

uPVC door with glazed panel to rear. Floor tiled.

Upper Floor

Landing. Loft access.

Bedroom 1 5.07 m x 3.12 m (16'8" x 10'3") max approx

Acoustic wood panels to chimney breast. Window to front. Radiator

Bedroom 2 2.00 m x 3.13 m (6'7" x 10'3") approx

Window to rear. Radiator.

Exterior

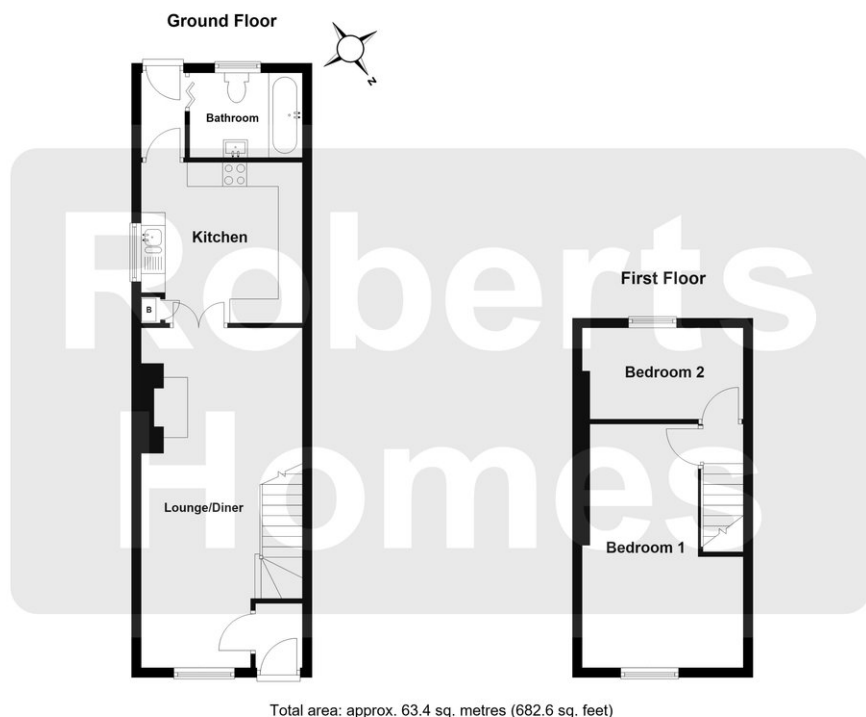
To the rear: Steps down to patio area with log store. Lawned area. Shared pedestrian access to Commercial Street to side. Outside tap. Rear gate to Heol Maes Y Dre car park.

Please note: A pedestrian right of way services the terrace.

Garage 6.45 m x 3.59 m (21'2" x 11'9") approx

Detached, block-built single garage with power and light. Electric roller shutter door. uPVC door to side.





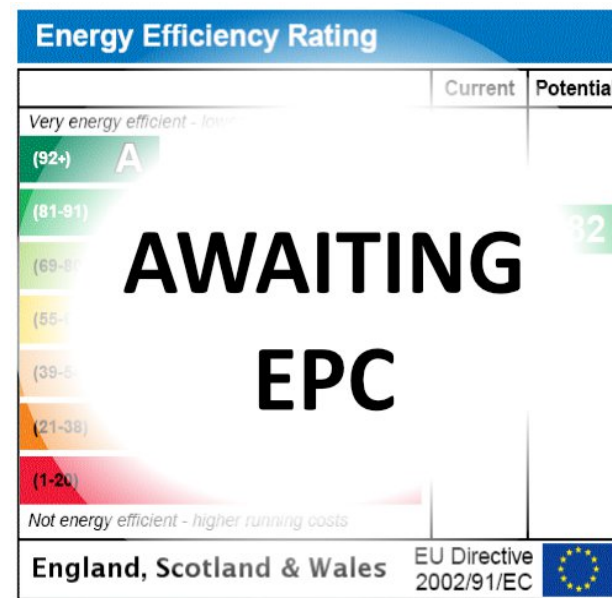
Total area: approx. 63.4 sq. metres (682.6 sq. feet)

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: A (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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