

**Roberts
Homes**



SCAN ME
for photos
and video



4 Bedroom Detached House

17 Palleg Road, Lower Cwmtwrch, Swansea, Powys, SA9 2QE

£500,000



Occupying a generous plot, this impressive modern detached home has undergone a comprehensive internal transformation, reconfiguring the original layout to create a luxurious, practical family residence. Positioned to take full advantage of its surroundings, the rear of the property enjoys farmland views extending toward the Darren Mountain. At the heart of the home is a stunning, high-spec kitchen complete with a central island and bi-fold doors. While the major structural renovations have been completed to a high standard, some minor cosmetic finishing required in places. Offered to the market chain free.

Cwmtwrch meaning 'Valley of the Boar' is located in the valley of Afon Twrch, just off the A4067 some 15 miles north of Swansea. It enjoys several pub/restaurants, a garden centre, general stores and a golf-club. Education is served by a Welsh primary with Welsh and English secondaries in neighbouring Ystalyfera and Ystradgynlais, which also provides 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. 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 (The 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 Hall

Composite door to front with frosted glazed panel window to front. Laminate flooring. Understairs storage. Underfloor heating.

Lounge 3.84 m x 3.54 m (12'7" x 11'7")

Tiled floor. Window to front. Underfloor heating.

Utility area

Directly opposite w.c. Laminate flooring. Plumbed for automatic washing machine. Underfloor heating.

Study 3.94 m x 1.93 m (12'11" x 6'4") approx

Laminate flooring. Window to front. Underfloor heating.

Kitchen 6.47 m x 4.82 m (21'3" x 15'10") approx

A range of wall and base units. To include a Bosch hob with built-in extractor, raised electric ovens. Built in Bluetooth speakers. Integrated dishwasher, bin store and wine cooler. Samsung Amercian fridge freezer plumbed for water & ice. Sink with 98° hot water tap and waste disposal. Bifold doors with built in blinds. Sunk spotlights to ceiling and inline cabinet lighting. Laminate flooring. Window to side. Underfloor heating.

Dining room 3.69 m x 3.02 m (12'1" x 9'11") approx

Tiled floor, window to rear. Underfloor heating.

Cloakroom

Laminate flooring. Window to front. White w.c. vanity unit and wash hand basin. Underfloor heating.

Upper Floor

Bedroom 1 4.02 m x 3.76 m 13'2" x 12'4" approx

Laminate flooring. Window to rear. Radiator.

Ensuite 2.11 m x 1.15 m (6'11" x 3'9") approx

Shower cubicle with black waterfall shower and shower attachment. Wash hand basin in vanity unit and w.c. Heated towel ladder. Tiled floor.

Bedroom 2 4.56 m x 3.07 m (15'0" x 10'1") approx

Two storage cupboards. Roof light to front and rear.

Bedroom 3 3.29 m x 3.19 m (10'10" x 10'6") approx

Laminate flooring. Window to rear. Radiator.

Bedroom 4 4.01 m x 2.58 m (13'2" x 8'6") approx

Window to front. Laminate flooring. Radiator.

Bathroom 4.83 m x 2.05 m (15'10" x 6'9") approx

Free standing bath with brass mixer taps and shower attachment. Walk in shower cubicle with waterfall shower head and hose. Wash hand basin in vanity unit and w.c. Walls partly tiled and floor tiled. Frosted window to rear. Heated towel ladder.

Exterior

To the front - A large driveway area with parking for several vehicles. A split level garden laid to lawn, planted with a mixture of shrubs and trees. Boundary fence with lighting, garden wall and outside tap.

To the sides - Mitsubishi air source heat pump unit.

Shingled area, outside tap and external plug point.

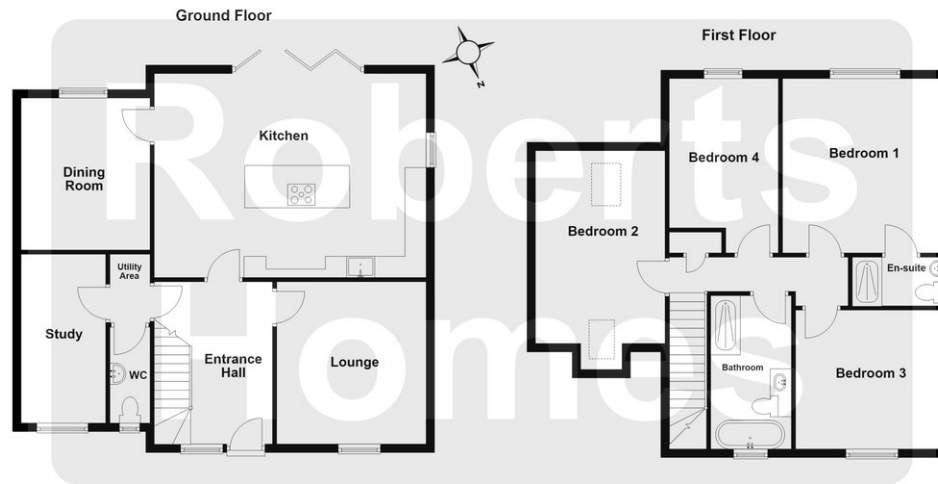
Two large storage sheds.

To the rear - A paved patio area with steps leading down to rear garden which is laid to lawn with boundary fencing.



Tenure: Freehold
 Council tax band: F (Powys County Council)
 Services: No mains gas. Air source heat pump heating and hot water. Mains water & drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 151.0 sq. metres (1625.8 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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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