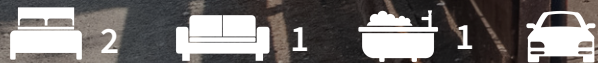


Roberts
Homes

SCAN ME
for photos
and video



2 Bedroom Flat - 682.8 ft²

13 The Gardens, Ystalyfera, Swansea, SA9 2EA

£75,000



With views toward the Darren Mountain, this 2-bedroom, ground-floor flat is bright, functional, and ideal for first-time buyers, downsizers, or landlords seeking an investment. The layout includes two bedrooms alongside a lounge, kitchen and shower room. The flat also includes a manageable front garden and low-maintenance rear yard, complete with useful outdoor storage shed. Offered chain-free, whether you're looking for an affordable step onto the housing ladder or an addition to your rental portfolio, this flat is an affordable opportunity in an area where ground-floor flats are rarely available.

Ystalyfera is located some 13 miles north of Swansea - just off the main A4067 on the banks of the River Twrch and the confluence with the River Tawe . Nestled between Varteg Hill and Alltygrug Hill it provides impressive views to its residents. Education is provided by Welsh-medium Ysgol Gymraeg Ystalyfera Bro Dur. A small selection of shops, cafés and takeaways are complimented by additional establishments in Ystradgynlais 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 (Brecon Beacons National Park) itself or on the shores of Swansea Bay.

Roberts Homes 18 Station Road Swansea Powys SA9 1NT

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

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.

Hallway

Built in storage cupboard.

Kitchen 3.43 m x 2.65 m (11'3" x 8'8") Max approx

Wall and base units to include a 4 ring gas hob, extractor fan and electric oven. Stainless steel sink, plumbed for automatic washing machine. Window too rear. uPVC door with glazed panel to rear. Wall mounted boiler servicing central heating and hot water. Radiator.

Lounge 4.58 m x 3.83 m (15'0" x 12'7") Max approx

uPVC door to front with engraved or cut glass glazed panel. uPVC window to front. Laminate flooring. Two radiators. Marble surround fireplace with coal effect gas fire.

Bedroom 1 4.46 m x 3.34 m (14'8" x 10'11") Max approx

Built in wardrobes to two walls. Window to front. Radiator.

Bedroom 2 3.79 m x 2.39 m (12'5" x 7'10") Max approx

Built in cupboards with folding doors. Built in wardrobe. Window to rear. Radiator.

Shower room 1.93 m x 1.64 m (6'4" x 5'5") Approx

Shower cubicle with wall mounted shower. Wash hand basin in vanity unit and w.c. Heated towel ladder. Walls tiled. Window to rear.

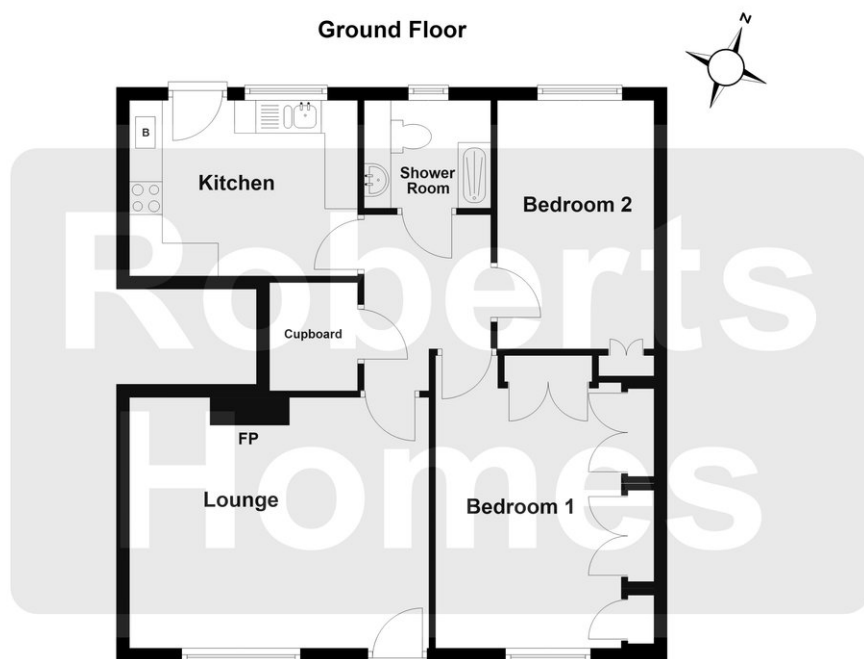
Exterior

To the front - Garden laid to shingle with a raised flowerbed and shrubs, enclosed with a boundary fence.

To the rear - Laid to concrete with boundary walls. Storage shed with power and light.

Pedestrian access via number 14 to the side.





Total area: approx. 63.4 sq. metres (682.8 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.



Tenure: Leasehold

Council tax band: A (Neath Port Talbot County Council)

Services: Mains gas. Mains water & drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**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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