

Roberts
Homes



2 Bedroom Cottage - 695.5 ft²

19 Rhestr Fawr, Ystradgynlais, Swansea, Powys, SA9 1LD

£140,000

SCAN ME
for photos
and video





Offered chain-free, this cosy, compact character cottage sits just a short walk from the centre of Ystradgynlais. Inside, the home is packed with traditional charm, featuring exposed beams, a feature stone fireplace, two bedrooms upstairs, and a good-sized kitchen-diner. Outside, you'll find a small, low-maintenance gravelled garden. An ideal opportunity for anyone seeking a character property in a central, convenient spot.

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 3.62 m x 3.62 m (11'11" x 11'11") max approx

Natural stone fireplace and original stairs to one wall (feature only). Stairs to upper floor and under stairs cupboard. uPVC door with double glazed panels to front. Window to front. Radiator.

Rear lobby

Floor tiled.

Kitchen/diner 2.32 m x 5.67 m (7'7" x 18'7") approx

Fitted to the kitchen area with a range of cream wall and base units and tiled between units. Floor tiled.

Beam feature to ceiling. Built in cupboard housing gas boiler for central heating and hot water. Two windows to rear. Half double glazed uPVC door to rear. Radiator.

Bathroom 2.72 m x 2.07 m (8'11" x 6'9") approx

White bath with a mixer tap and shower attachment, wash hand basin and w.c. plus a separate tiled shower cubicle. Floor tiled and walls half tiled. Radiator.

Upper floor - landing

Bedroom1 3.63 m x 2.72 m (11'11" x 8'11") approx

Beam feature to ceiling. Two built in cupboards. Window to front. Radiator.

Bedroom 2 3.64 m x 2.05 m (11'11" x 6'9") approx

Beam feature to ceiling. Window to front. Radiator.

Exterior

To the rear there is a concreted and covered area. Outside light. Storage shed, utility with power and light and plumber for an automatic washing machine and second storage shed.

Access steps lead to a garden laid to coloured gravel and boundary walls.

A rear gate lead to the A4067 where there is a layby.

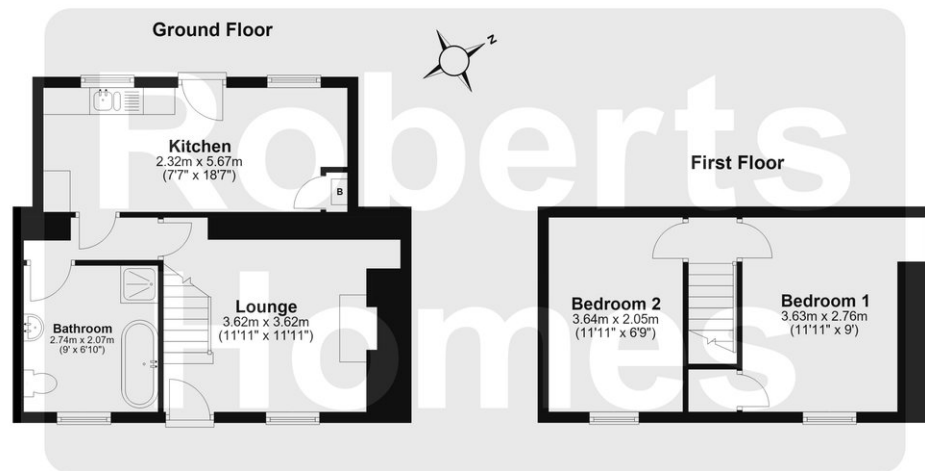
History

The address is Rhestr Fawr, but was formerly known, and still is in the village as Gough Buildings. Gough's Buildings in Ystradgynlais were a network of 19th-century workmen's housing built by the prominent Gough family, who owned the local Ynyscedwen Ironworks and extensive estates in the upper Swansea Valley. Dr Daniel Protheroe the renowned Welsh musician and composer was born in Gough Buildings and there is a garden at the start of Rhestr Fawr dedicated to him.



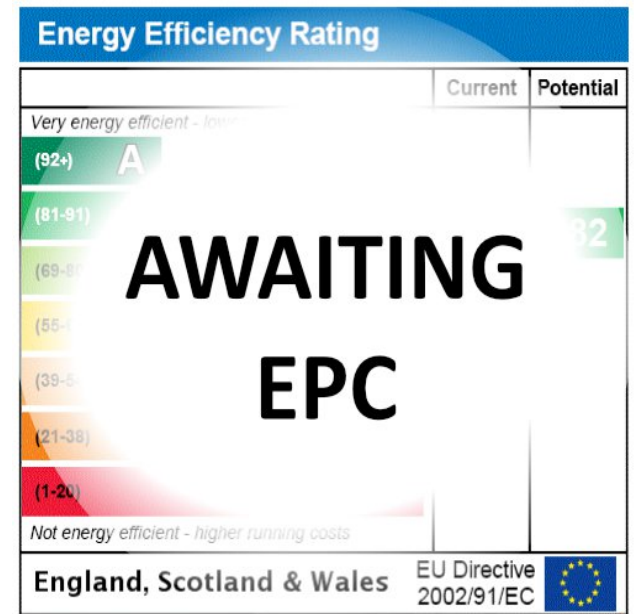
Tenure: Freehold
 Council tax band: A (Powys County Council)
 Services: Mains gas. Mains water and drainage (advised unmetered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 64.7 sq. metres (696.5 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.



**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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