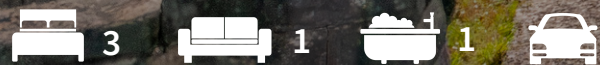


Roberts
Homes



3 Bedroom Semi-detached House - 929.9 ft²
5 Dolfain, Ystradgynlais, Swansea, SA9 1RA

SCAN ME
for photos
and video



£140,000



Offered chain-free, this well-presented three-bedroom property on Dolfain is an excellent opportunity for first-time buyers or buy-to-let landlords. The house is light, airy, and practical throughout, featuring a ground floor layout that includes a utility room and a downstairs toilet. Upstairs, there are three bedrooms alongside the main family bathroom. Externally, the property benefits from a low-maintenance rear garden with a patio area. Situated just a short walk from the local shop and primary school, this is a straightforward, solid home ready for its new owner.

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.

Entrance ()

Half glazed uPVC door to both sides.

Utility 2.22 m x 1.61 m (7'3" x 5'3") approx

White wall and base units. Built in cupboard to wall housing consumer unit. Tiled floor. Window to side.

Hallway ()

Radiator.

W.c. ()

W.c. and wash hand basin. Part tiled walls. Window to rear

Kitchen/ Diner 5.35 m x 2.74 m (17'7" x 9'0") approx

White wall and base units to include a 4 ring electric, oven and extractor fan. Plumbed for automatic washing machine. Two windows to the front. Radiator.

Lounge 3.45 m x 2.88 m (11'4" x 9'5") approx

Electric fire. Window to front and rear. Radiator.

Upper Floor ()

Landing ()

Built in cupboard with wall mounted boiler servicing central heating and hot water. Loft access. Built in open cupboard with shelving.

Bedroom 1 4.65 m x 2.73 m 15'3" x 8'11" approx

Window to front, Radiator

Bedroom 2 3.40 m x 2.75 m (11'2" x 9'0") approx

Window to rear. Radiator

Bedroom 3 2.75 m x 2.55 m (9'0" x 8'4") approx

Window to rear. Radiator.

Bathroom 1.80 m x 1.82 m (5'11" x 6'0") approx

Bath with overhead wall mounted electric shower. W.c. and wash hand basin. Window to rear. Walls partly tiled. Wall mounted vanity unit with mirrored door.

Exterior ()

To the front is laid to lawn with a block built wall.

To the side is a path to a wooden gate.

To the rear is a patio, laid to lawn with some flower beds and shrubs.

Mortgage & Construction Notice: ()

Please note we have a mortgage advisor working along side Roberts Homes independently if you would like to speak to them.

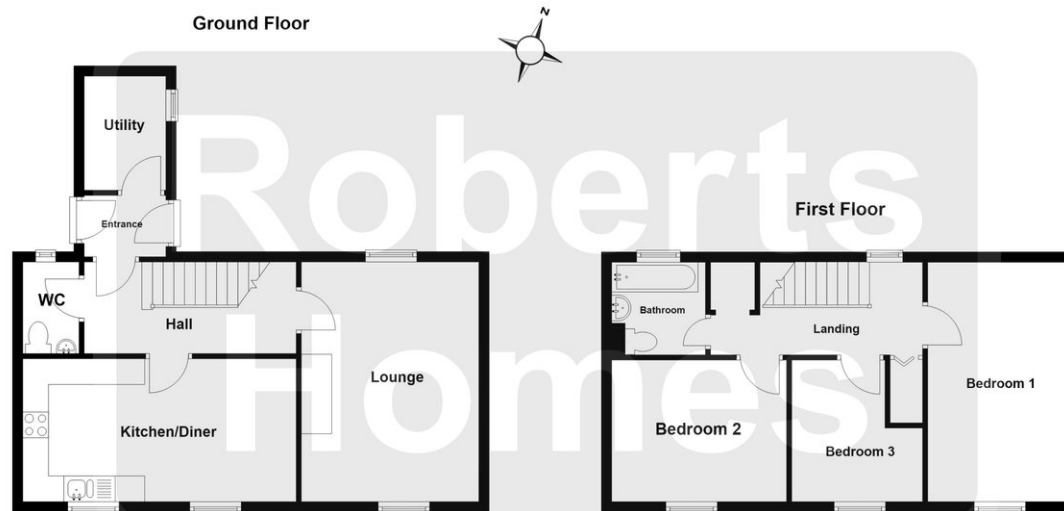
This property is of non-standard construction (Canadian Timber Frame). While properties of this type are widely occupied, some mortgage lenders have specific criteria or restrictions regarding non-standard construction types. We strongly advise all prospective purchasers to discuss this with their financial adviser or mortgage broker prior to arranging a viewing or making an offer.

()



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

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 86.4 sq. metres (929.9 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		
(69-80) C		78
(55-68) D	65	
(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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