

**Roberts
Homes**

SCAN ME
for photos
and video



3 Bedroom Semi-detached House - 831 ft²
15 Woodland Road, Ystradowen, SA9 2YQ

£180,000



In the quiet hamlet of Ystradowen, just south of the Black Mountain, is this traditional three-bedroom semi-detached home which is offered to the market chain-free. The property has been well cared for throughout, offering a solid and clean blank canvas for a buyer looking to modernise the decor to their own taste. Aside from the lounge window seat and cleverly integrated en-suite toilet in the master bedroom, the stand out feature has to be its long, beautifully landscaped oriental-style garden complete with a feature pergola and views of the mountains. With numerous public footpaths right on the doorstep, this property is perfect for walking enthusiasts or anyone seeking a peaceful village lifestyle.

Ystradowen is a small hamlet located just south of the Black Mountain in the western edge of the Brecon Beacons, between Cwmllynfell and Upper Cwmtwrch. It enjoys gorgeous rural views and easy access to countryside walks. Nearby Ystradgynlais, 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.

Roberts Homes 18 Station Road Swansea Powys SA9 1NT

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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 5.18 m x 4.17 m (17'0" x 13'8") Max approx

Bow window to front with seating and storage. Feature fireplace with wooden beam. Understairs storage. Double doors to kitchen/ diner. uPVC door to front with glazed panels. Vertical radiator with additional radiator.

Kitchen/ Diner 4.35 m x 3.39 m (14'3" x 11'1") Max approx

A range of wall and base units to include a black electric oven, 4 hob ring and extractor fan. Black sink and taps. Built in shelving. Window to rear. Radiator.

Utility 1.78 m x 1.60 m (5'10" x 5'3") Approx

Worcester boiler servicing central heating and hot water. Two wall units. Plumbed for automatic washing machine. Hal glazed uPVC door to rear.

Bathroom 2.44 m x 1.64 m (8'0" x 5'5") Approx

P Shaped bath with wall mounted black and silver shower, wash hand basin and w.c. Tiled floor and walls. Window to side. Heated towel ladder.

Upper Floor

Landing

Window to side. Loft access.

Bedroom 1 3.67 m x 2.91 m (12'0" x 9'7") Max approx

Build in wardrobe to one wall. Window to front. Radiator.

Ensuite w.c ()

W.c. Wash hand basin. Window to front. Radiator.

Bedroom 2 3.44 m x 2.18 m 11'3" x 7'2" Approx

Built in wardrobe to one wall. Window to rear. Radiator.

Bedroom 3 2.48 m x 2.38 m (8'2" x 7'10") Approx

Built in cupboards to one wall. Window to rear. Radiator.

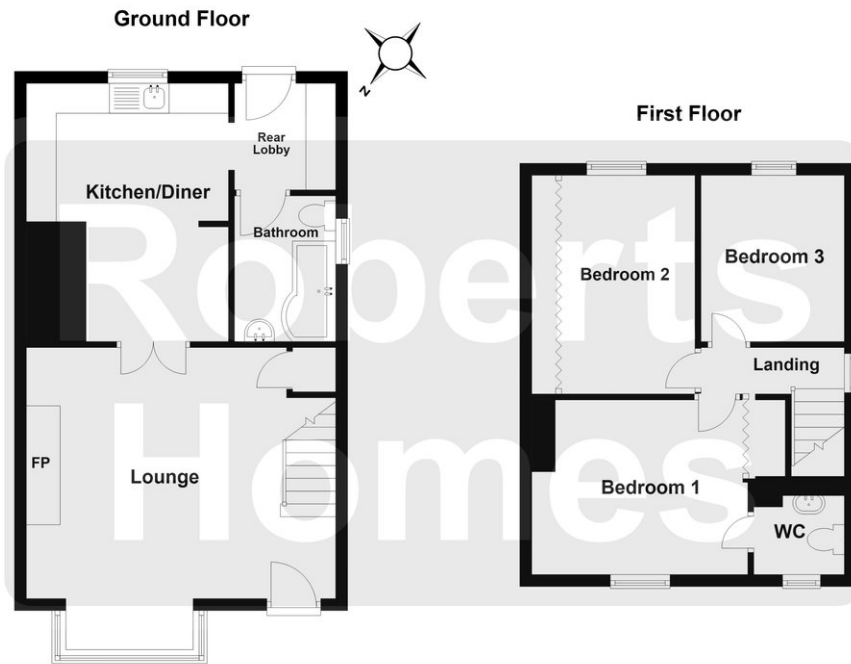
Exterior

To the front - Gravel and paved driveway with brick wall.

To the side - Path with wooden gate.

To the rear - Long level garden laid to several astroturf areas, paved patios and a path. Oil storage tank. Block built shed with window and door to side.





Total area: approx. 77.2 sq. metres (831.0 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: B (Carmarthenshire County Council)

Services: No mains gas. Oil heating and hot water. Mains water and drainage (advised no meter). 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		80
(55-68) D	59	
(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.

zoopla

OnTheMarket



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