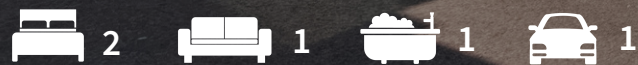


Roberts
Homes



SCAN ME
for photos
and video



2 Bedroom Cottage - 786.1 ft²

40 Oddfellows Street, Ystradgynlais, Swansea. SA9 1LH

£160,000



Positioned on a quiet no-through road just a short, level walk from the bustling centre of Ystradgynlais, this well-presented two-bedroom end-of-terrace cottage is offered to the market chain-free. Good for first-time buyers, down-sizers, or landlords looking for a straightforward, low-maintenance investment, the property has been highly cared for by its current owner. The ground floor layout comprises of a hallway, spacious open-plan lounge and dining room, a modern fitted kitchen, and a bathroom suite. Upstairs, the property accommodates two typical cottage bedrooms. To the rear is a long garden alongside an off-street parking space.

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.

Hallway

Built in under stairs cupboard. Composite door to front. Laminate flooring. Radiator.

Lounge/ Diner 5.99 m x 4.75 m (19'8" x 15'7") max approx (L-shaped)

Windows to front and side. Laminate flooring. Two radiators.

Kitchen 2.30 m x 4.72 m (7'7" x 15'6") approx

Grey wall and base units to include a 4 ring electric hob, oven and extractor. Plumbed Automatic washing machine. Spotlights to ceiling. Tiled flooring and part tiled walls. Radiator.

Bathroom 2.60 m x 2.45 m (8'6" x 8'0") max approx

Shower cubicle with electric shower. Bath with Stainless steel taps. Wash hand basin, w.c. Towel ladder. Two windows to the rear. Tiled walls and floor. Spot lights to ceiling. Built in airing cupboard with wall mounted boiler servicing central heating & hot water.

Rear Entrance

Half glazed uPVC. Door to side.

Upper Floor

Landing

Loft access.

Bedroom 1 3.30 m x 3.86 m (10'10" x 12'8") approx

Window to front. Radiator.

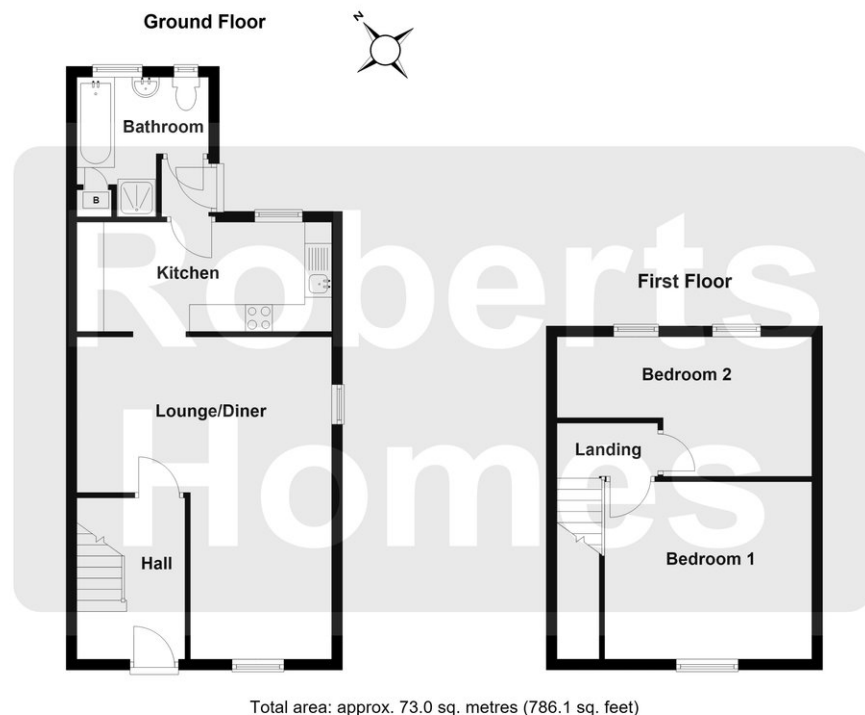
Bedroom 2 2.56 m x 4.91 m 8'5" x 16'1" max approx

Two windows to rear. Radiator.

Exterior

Patio areas. Lawned area with shrubs. Graveled area. Parking area for 1 vehicle. Block built wall and wooden fence surround topped with wooden fencing. Wrought iron gate to side. Shrubs.





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 (Powys County Council)

Services: Mains gas. Mains water & drainage (advised unmetered). 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		77
(55-68) D	64	
(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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