

Roberts  
Homes

SCAN ME  
for photos  
and video



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3 Bedroom Cottage - 813.9 ft<sup>2</sup>

Cán Yr Afon, 12 Felinfach, Upper Cwmtwrch, Swansea, SA9 2XR

£225,000





**A charming, 3-bedroom cottage overlooking the waters of the river Twrch! Tucked away on a quiet no-through road, you're close to footpaths that lead to the National Park. PV panels and an air source heat pump keep things eco-friendly and efficient, along with a classic wood burner. The real draw? Your own decked platform overhanging the river, perfect for relaxing, watching wildlife. Plus there's a spacious, enclosed garden that offers a wonderful blend of tranquillity and practicality if you can tear yourself away from the riverside. A detached garage and ample parking complete the picture.**

This row of cottages was originally used to stable pit ponies before they were turned into working cottages in the 1800's.

Felinfach meaning little mill gets its name from the little woollen mill that used to be located in the area.

Cwmtwrch meaning 'Valley of the Boar' is located in the valley of Afon Twrch, just off the A4067 some 15 miles north of Swansea. It enjoys several pub/restaurants, a garden centre, general stores and a golf-club. Education is served by a Welsh primary with Welsh and English secondaries in neighbouring Ystradgynlais, which also 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. 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 (The Brecon Beacons National Park) itself or on the shores of Swansea Bay.

**Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT**

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Consumer Protection from Unfair Trading Regulations 2008

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### Entrance porch

uPVC double glazed windows. Composite stable door to front. Inner uPVC double glazed door.

### Lounge 5.16 m x 4.69 m (16'11" x 15'5") max approx

Beam features to wall and ceiling. Stone faced fireplace with a multi fuel room heater. Understairs cupboard. Tiled floor. Window to front. Two radiators.

### Conservatory 2.26 m x 4.69 m (7'5" x 15'5") approx

Constructed for uPVC double glazed units above a base wall. Door to rear. Floor tiled. Radiator.

### Kitchen/diner 5.16 m x 3.09 m (16'11" x 10'2") max approx

Fitted to the kitchen area with a range of wall and base units to include an integrated electric hob, oven, dishwasher and stainless steel hood. Tiled between units. Plumbed for automatic washing machine. Floor tiled. Window to rear. uPVC double glazed stable door to rear. Two radiators.

### Landing

Window to front. Loft access.

### Bedroom 1 2.51 m x 3.72 m (8'3" x 12'2") approx

Laminate flooring. Window to front. Radiator.

### Bedroom 2 2.55 m x 3.45 m (8'4" x 11'4") approx

Built in wardrobe with mirror doors, also housing heating tank etc. Laminate flooring. Window to front. Radiator.

### Bedroom 3 2.50 m x 3.60 m (8'2" x 11'10") approx

Built in wardrobes to one wall. Laminate flooring. Window to rear. Radiator.

### Bathroom 2.51 m x 3.73 m 8'3" x 12'3" approx

Wash hand basin, shower cubicle and w.c. Steps up to the sunken bath. Floor tiled and walls partly tiled. Beam feature to ceiling. Window to rear. Radiator.

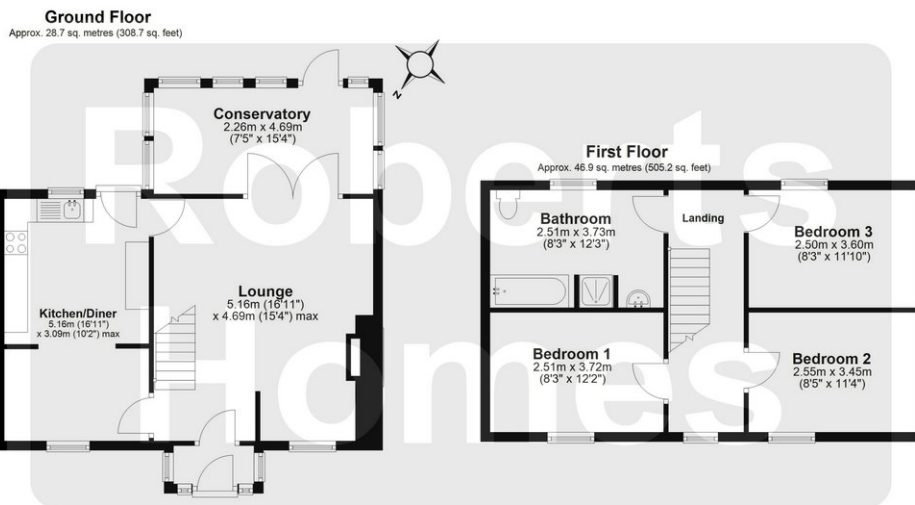
**Exterior** To the rear there is a large decked area overlooking the river with glass and chrome fencing panels plus a paved and covered patio. Gated steps lead down to the river.

To the front there is a small garden laid to coloured gravel with two polished stone water features. Then there is the pedestrian access for the terrace.

Beyond this lies the large garden enclosed with fencing and hedging. It comprises two lawns, a potting area with green house and log store, two apple, 2 cherry and one pear tree plus red and black current bushes, raised flower and shrub beds. There is also a paved patio area with a water feature which leads to the semi enclosed area with inflatable hot tub.

Beyond the garden via a rear access there is parking for three vehicles plus a detached garage with power.





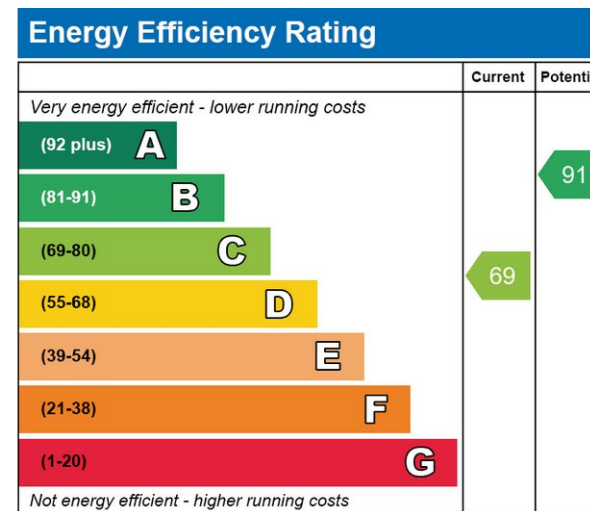
Total area: approx. 75.6 sq. metres (813.9 sq. feet)

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.



**Tenure:** Freehold  
**Council tax band:** A (Carmarthenshire County Council)  
**Services:** Mains electricity, mains water and mains drainage (advised no meter).

Viewing strictly by appointment with Roberts Homes.



**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 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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