





Roberts
Homes

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3 Bedroom Terraced House - 872.4 ft²

7 Palleg Road, Lower Cwmtwrch, Swansea, SA9 2QE

£225,000



Recently renovated and refurbished to a high standard is this 3-bedroom mid-terrace house. Situated in the quiet village of Lower Cwmtwrch it has views of the Darren Mountain. The property features a blank-canvas, south-facing garden, off-street parking to the rear, plus a brand new kitchen with integrated appliances and bathroom with shower and free-standing bath. Move-in ready and chain free.

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 Ystalyfera and 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.

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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 Hall

Composite door with glazed panel to front. Floor tiled. Sunk spots to ceiling. Radiator.

Lounge/Diner 6.72 m x 3.62 m (22'1" x 11'11") max approx

uPVC double doors to patio. Understairs cupboard housing hot water cylinder with twin immersion and high-efficiency electric boiler. Window to rear. Two radiators.

Kitchen 3.91 m x 2.64 m (12'10" x 8'8") approx

uPVC door with glazed panels to side. To include a range of matte grey wall and base units with wood-finish work tops. Stainless steel sink. Electric hob and integrated eye-level oven. Stainless-steel overhead extractor hood. Integrated fridge freezer. Intergrated dishwasher. Plumbed for automatic washing machine. Sunk spots to ceiling. Vinyl flooring. Radiator.

Landing

Loft access.

Bedroom 1 4.45 m x 2.78 m (14'7" x 9'1") approx

Window to front. Radiator.

Bedroom 2 4.07 m x 2.61 m (13'4" x 8'7") approx

Window to side. Radiator.

Bedroom 3 3.54 m x 1.96 m (11'7" x 6'5") approx

Window to front. Radiator.

Bathroom 2.16 m x 2.78 m (7'1" x 9'1") approx

Free-standing bath with mixer tap and shower attachment. Wash hand basin in vanity unit. Illuminated wall mirror. Corner shower cubicle with electric power shower. Vinyl flooring. Sunk spots to ceiling. Tiled to shower and half height panelling to other walls. Window to rear. Heated towel ladder.

To the front:

Paved patio area leading down to uncultivated garden. A pedestrian right of way for number 9.

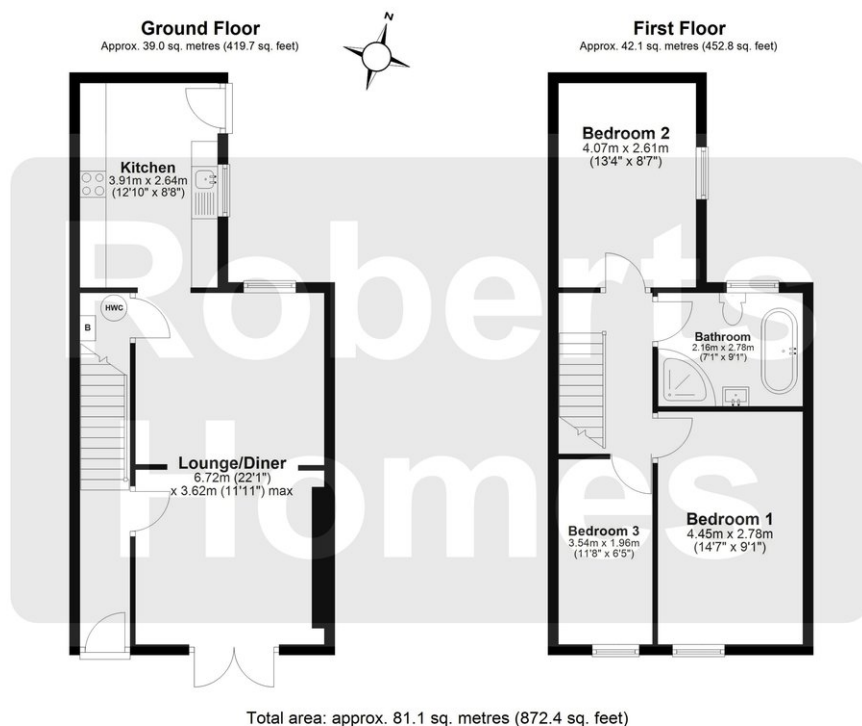
To the rear:

Paved areas leading to gravelled platform with parking space for two cars. Shared pathway with number 5.

Note:

Please be advised that Japanese Knotweed has been identified on the property. We are advised the current owner has implemented a professional, 5-year treatment and management plan which is insurance backed. Prospective buyers and their mortgage lenders should be aware of the presence and history of the knotweed and the ongoing treatment plan. Buyers are advised to consult with their mortgage lender regarding their specific lending criteria for properties with a knotweed history.





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: No mains gas. Electric central heating. 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 | | |
| (55-68) D | | 68 |
| (39-54) E | 55 | |
| (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 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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OnTheMarket



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