

Roberts  
Homes



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3 Bedroom Detached House - 1181.9 ft<sup>2</sup>

Deryl House, Gilfach Road, Upper Cwmtwrch, Swansea, SA9 2UU

£265,000



**Quirky, detached stone house located in the picturesque village of Upper Cwmtwrch. Deryl has solar panels, an air-source heat pump and internal insulation providing good energy efficiency. The property has cottage character and a wrap-around garden with conservatory, and is offered for sale chain-free. With lots of footpaths nearby and easy access to local amenities in neighbouring Ystradgynlais, Deryl could be the country escape you're looking for.**

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, 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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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:**

Oak finish laminate flooring. 3/4 double glazed uPVC door with a coloured glass feature to front. Radiator..

**Lounge:** 3.70 m x 4.03 m (12'2" x 13'3") approx

Marble finish fireplace with an open coal effect electric fire. Windows to front and rear. Radiator.

**Store room:** 2.08 m x 1.95 m (6'10" x 6'5") approx

Window to rear.

**Sitting Room:** 3.85 m x 3.23 m (12'8" x 10'7") approx

Fire surround with a Parkray style room heater. Understairs cupboard with central heating controls and tank. Oak finish laminate flooring. Windows to front and rear. Radiator.

**Kitchen:** 2.52 m x 2.87 m (8'3" x 9'5") approx

Fitted with a range of white wall and base units to include an electric hob, oven and cooker hood. Stainless steel sink unit. Oak finish laminate flooring. Window to side. uPVC half double glazed door to side. Radiator.

**Utility/w.c.:** 1.78 m x 1.49 m (5'10" x 4'11") approx

W.C. Wash hand basin. Plumbed for automatic washing machine. Oak finish laminate flooring. Window to front. Radiator.

**Conservatory:** 2.17 m x 3.87 m (7'1" x 12'8") approx

Constructed from uPVC double glazed units above a base wall. uPVC double glazed doors to each side. Oak finish laminate flooring.

**Upper Floor:****Landing:**

Window to rear.

**Bedroom 1:** 3.78 m x 3.80 m (12'5" x 12'6") approx

Windows to front and rear. Loft access. Radiator.

**Bedroom 2:** 2.94 m x 3.46 m (9'8" x 11'4") approx

Window to front. Radiator.

**Bedroom 3:** 2.26 m x 3.86 m (7'5" x 12'8") approx

Window to front. Radiator.

**Shower room:** 1.97 m x 2.14 m (6'6" x 7'0") approx

Large shower cubicle. Wash hand basin and w.c. Window to rear. Radiator.

**Exterior:**

Wrap around garden laid to coloured gravel, raised beds and mature shrubs. Two patio areas.

Off road parking for two cars.





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: C (Powys County Council)  
Services: No mains gas. Mains water and drainage (advised unmetered). Mains electricity and solar panels.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 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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