

Roberts
Homes

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3 Bedroom Semi-detached House - 966.3 ft²
9 Tan Yr Allt, Abercrave, Swansea, SA9 1XF

£149,950



A chain-free, three-bedroom semi detached house in the quiet village. In need of modernisation and upgrading the property offers a good sized, long garden, good access to the Brecon Beacons and is close to the local primary school.

Abercrave is located some 23 miles north of Swansea, just off the A4067. Nestled beneath the slopes of Cribarth (The Sleeping Giant) on the edge of the Brecon Beacons National Park, the village has a number of public houses, a post office and village shop, and a English & Welsh medium primary school. Nearby attractions include the National Showcase Centre for Wales, The Wales Ape and Monkey Sanctuary, Henrhyd Waterfalls, Crai Reservoir, and of course Bannau Brycheiniog (The Brecon Beacons National Park) itself. Neighbouring 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. Education is provided by both English and Welsh medium primary and secondary schools.

Roberts Homes 18 Station Road Swansea Powys SA9 1NT

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

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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:

Wood flooring. Window to side. uPVC door with double glazed panels to the side. Radiator.

Lounge: 4.02 m x 3.49 m (13'2" x 11'5") max approx

Brick face and tile fireplace with wood paneling above. Bay window to front. Radiator.

Dining Room 3.05 m x 3.04 m (10'0" x 10'0") approx

Window to front. Radiator.

Kitchen 2.18 m x 3.78 m (7'2" x 12'5") approx

Fitted with a range of wood finish units to include an electric oven and hob. Stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Built in storage cupboard with window to rear (softwood). Wood panelling to ceiling. Two windows to rear. uPVC half double glazed door to rear.

Cloakroom

Floor tiled and walls partly tiled. w.c. Window to rear.

Landing

L shaped. Built in storage cupboard. Window to rear. Loft access.

Upper Floor:

Bedroom 1 3.03 m x 3.48 m (9'11" x 11'5") max approx excl recess

Fitted wardrobes to one wall. Window to front. Radiator.

Bedroom 2 3.02 m x 3.05 m 9'11" x 10'0" approx

Window to front. Radiator.

Bedroom 3 2.19 m x 2.81 m (7'2" x 9'3") approx

Built in cupboard. Window to rear. Radiator.

Shower Room 2.18 m x 1.81 m (7'2" x 5'11") approx

Shower cubicle, wash hand basin & w.c. Walls partly tiled. Window to rear. Radiator.

Exterior

Garden to front with a boundary wall and fencing.. Access steps from the road.

Very long overgrown garden to the rear. Oil storage tank.

Integral shed housing oil boiler for central heating and hot water.

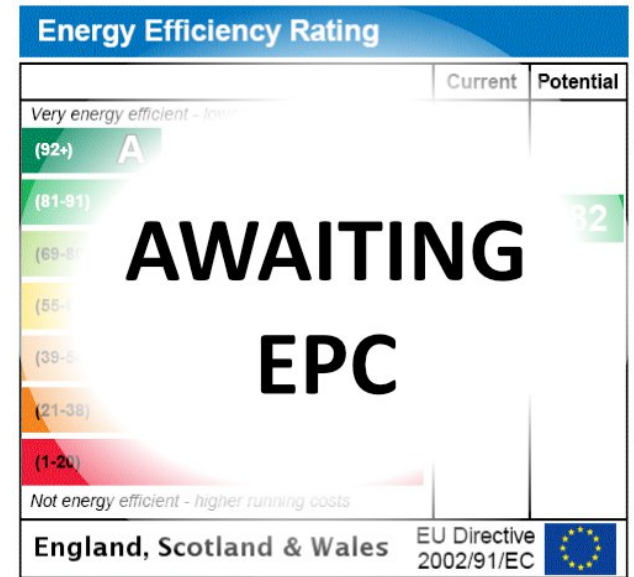
Tenure: Freehold
Council tax band: A (Powys County Council)
Services: Oil central heating and hot water (no mains gas). Mains water and drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 89.8 sq. metres (966.3 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.



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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