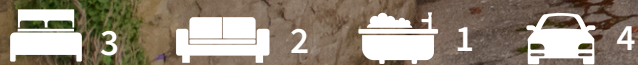


Roberts
Homes

SCAN ME
for photos
and video



3 Bedroom Detached House - 1249.7 ft²

24 Cwmpil Road, Lower Cwmtwrch, Swansea, SA9 1DE

£249,950



A traditional three-bedroom detached property built around 1900, located moments from the A4067 and within walking distance of the Welsh Primary School. This home provides a brilliant foundation for a family, offering two reception rooms and a good-sized kitchen/diner plus a useful utility and W.C. The property sits on a generous corner plot with a large garden. It also includes a driveway with parking for at least three cars and a small garage/workshop. A cherished family home for nearly 40 years, it offers huge potential.

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 Lobby

uPVC door with a double glazed panel to the front. Radiator.

Lounge 4.42 m x 3.75 m (14'6" x 12'4") max approx

Wood, tile and marble finish fireplace with an open coal gas fire. Two wall lights. Two radiators. Window to front.

Sitting Room 4.43 m x 2.65 m (14'6" x 8'8") approx

Tile fireplace. Window to front and window with leaded lights to rear. Two radiators.

Kitchen/diner 4.85 m x 5.43 m (15'11" x 17'10") max approx

Fitted to the kitchen area with a range of cream wall and base units to include a gas hob, electric double oven and integrated dishwasher. Walls and floor tiled. Breakfast bar with storage underneath. Window to side. To the dining area Under stairs cupboard. Window to side. Glazed door to side. Radiator.

Utility 2.89 m x 1.21 m (9'6" x 4'0") approx

uPVC half-glazed door to side. Plumbed for automatic washing machine. Window to side. Radiator.

W.C. 0.84 m x 1.44 m (2'9" x 4'9") approx

W.C. Wash hand basin. Walls tiled. Window to side.

Upper Floor

Landing

Built in cupboard. Window to rear. Radiator.

Bedroom 1 4.42 m x 3.59 m 14'6" x 11'9" approx

Fitted wardrobe and storage unit to one wall. Window to front. Radiator.

Bedroom 2 4.40 m x 2.65 m (14'5" x 8'8") approx (excluding recess)

Two windows to front. Radiator.

Bedroom 3 2.56 m x 3.26 m (8'5" x 10'8") approx

Fitted wardrobe and storage unit to one wall. Window to side. Radiator.

Bathroom 3.97 m x 1.76 m (13'0" x 5'9") approx

Bath with a mixer tap and shower attachment. Wash hand basin. and w.c. Built in cupboard with the gas boiler servicing central heating and hot water plus shelving. Walls tiled. Window to rear. Radiator.

Exterior

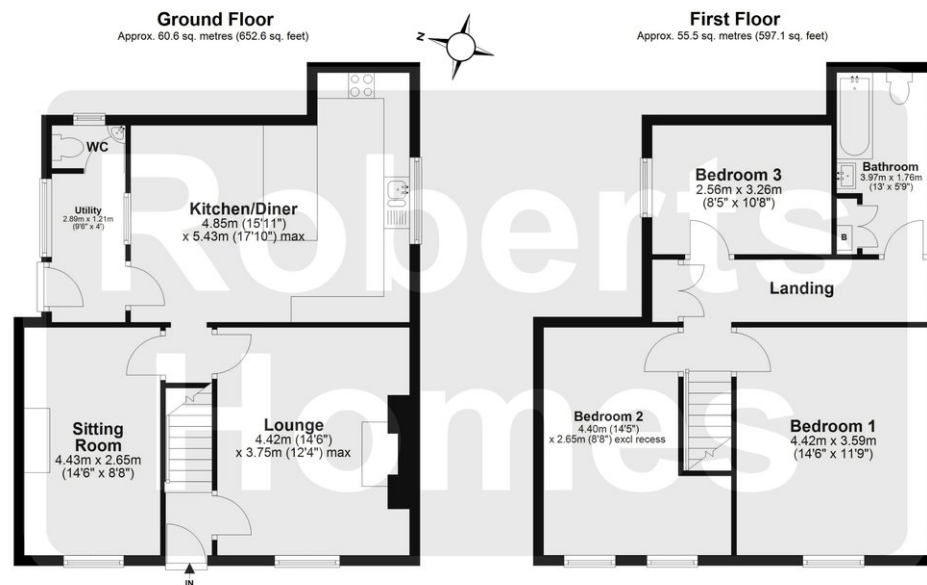
To the front a small gravelled garden and path enclosed with hedging.

To the side a large parking area for several vehicles with access from Heol Meurig.

To the rear a large, level, well maintained garden. Small garage/large storage shed/work shop. A large paved patio area and the garden laid to lawn flower and shrub beds. Beyond the formal garden and screened by hedging is the utility garden with a mature Holly tree.

Small garage/Large workshop 4.28 m x 3.81 m (14'1" x 12'6") approx





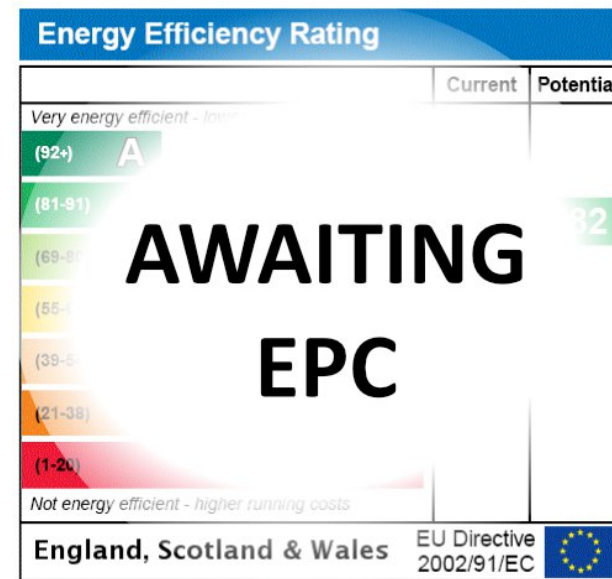
Total area: approx. 116.1 sq. metres (1249.7 sq. feet)

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: D (Powys County Council)
 Services: Mains gas. Mains water & drainage (advised no meter). Mains electricity.

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.

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