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4 Bedroom Detached House
49 Tawe Park, Ystradgynlais, Swansea,
West Glamorgan, SA9 1GU

£305,000



Situated on the popular development of Tawe Park is this detached house with four bedrooms - one with ensuite. The property has a double parking area plus a good size integral garage which could be converted into an additional reception room (subject to planning). The lounge diner opens onto a patio and mature, but manageable garden to the rear.

Ystradgynlais is located on the banks of the River Tawe some 18 miles North of Swansea - just off the main A4067. Retail is serviced by 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. For recreation there is the Diamond Park, The Gorsedd and Ystradfawr Nature Reserve plus many public footpaths providing mountain, forest, and riverside walks. 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 (Brecon Beacons National Park) itself or on the shores of Swansea Bay.

Hallway

uPVC door to front. Electric storage heater. Window to front. Door to integral garage,

Lounge/diner 6.19 m x 3.56 m (20'4" x 11'8") max approx

Electric storage heater. Window to front. French doors to rear.

Kitchen 3.00 m x 3.81 m (9'10" x 12'6") approx

Fitted with a range of wood finish wall and base units to include an electric oven and hob. Electric storage heater. Window to rear.

Utility 2.12 m x 1.74 m (6'11" x 5'9") approx

Stainless steel sink unit. Plumbed for automatic washing machine. Built in cupboard with tankless water heater. uPVC half double glazed door to rear. Window to side.

Cloakroom

Wash hand basin and w.c. Window to side.

Upper floor, landing

Bedroom 1 3.50 m x 4.45 m (11'6" x 14'7") approx

Panel heater. Window to front.

En-suite

Shower cubicle, wash hand basin and w.c. Heated towel ladder. Window to side.

Bedroom 2 4.04 m x 3.55 m (13'3" x 11'8") approx

Panel heater. Window to front.

Bedroom 3 2.72 m x 3.35 m (8'11" x 11'0") approx

Sloping ceiling. Double glazed roof light. Panel heater.

Bedroom 4 2.73 m x 3.56 m (8'11" x 11'8") approx

Used as an office at present. Sloping ceiling. Double glazed roof light. Panel heater.

Bathroom 2.02 m x 2.19 m (6'8" x 7'2") approx

Coloured bath, wash hand basin and w.c. Sloping ceiling. Heated towel ladder. Double glazed roof light.

Integral garage 4.93 m x 3.13 m (16'2" x 10'3") approx

The garage has an electric up and over door, power and light. Access for the house from the hallway.

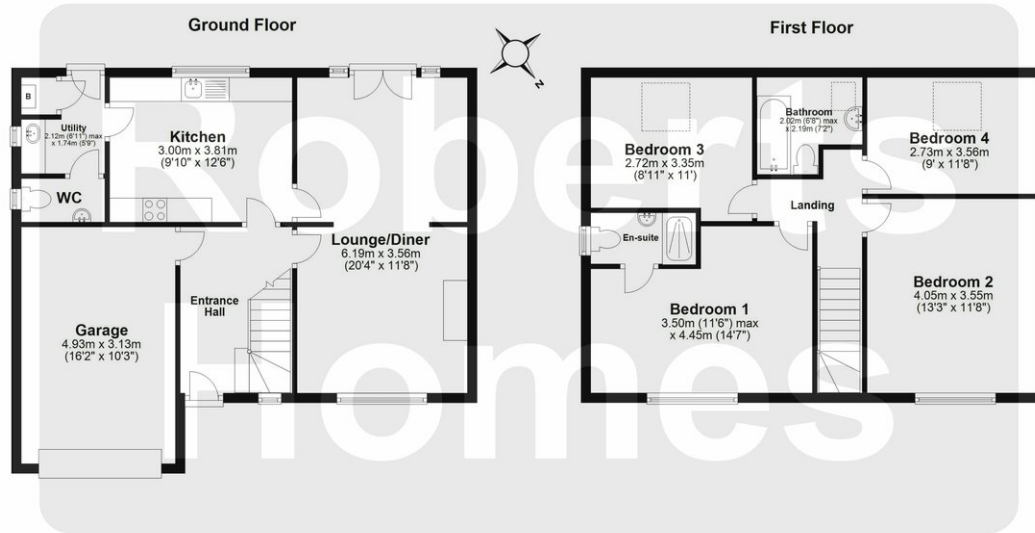
Exterior

To the front the garden is laid to lawn and shrubs with a double parking area.

To the rear there is a large paved patio area and garden to lawn, shrub and flower beds, enclosed with walls and fencing. Outside tap.

Tenure: Freehold
 Council tax band: E (Powys County Council)
 Services: Electric heating (no mains gas). Mains water and drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 127.0 sq. metres (1366.8 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
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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