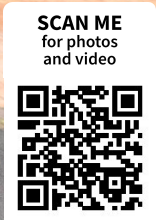


**Roberts
Homes**



 5  1  2  4

5 Bedroom Detached House

3 Maes Y Coed, Ystradgynlais, Swansea, SA9 2JZ

£460,000



Experience spacious family living in this exquisite 5-bedroom detached house positioned in a peaceful Ystradgynlais cul-de-sac. The heart of this home is its country-style kitchen, with grey cabinetry, a range cooker, central wooden island, and breakfast area - perfect for busy mornings. The impressive lounge offers a cosy retreat with its red brick fireplace, and wooden beams, opening onto the multi-level garden. The master suite includes generous wardrobe space and an ensuite. Situated within easy access of both local comprehensives and local amenities, this property is a perfect blend of comfort and convenience.

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.

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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

uPVC door with glazed panels to front. Floor tiled. Under stairs cupboard.

Study 2.45 m x 2.37 m (8'0" x 7'9") approx

Window to front.

Cloakroom 1.91 m x 1.03 m (6'3" x 3'5") approx

W.C and wash hand basin with vanity units. Walls part-tiled around W.C. Floor tiled.

Integral Double Garage 9.48 m x 5.46 m (31'1" x 17'11") max approx

Wall-mounted gas boiler servicing central heating and hot water. Electric up & over door. Door to side. Window to side.

Dining Room 3.37 m x 2.98 m (11'1" x 9'9") approx

Tiled floor. Window to rear.

Lounge 5.45 m x 5.42 m (17'11" x 17'9") max approx

Gas stove in red brick fireplace. Beams to ceiling. Wood flooring. Patio doors to rear. Window to front.

Kitchen / Breakfast Room 4.72 m x 5.27 m (15'6" x 17'3") max approx

Fitted with a range of slate-grey wall and base units with plate rack. Wooden worktops. Range oven with overhead extractor in red brick surround. Integrated dishwasher. Wooden island with granite worktop and wine-rack. Beams to ceiling. Floor tiled. Door to rear. Window to rear.

Utility 3.38 m x 1.46 m (11'1" x 4'9") approx

Base units with a Belfast sink. Plumbed for automatic washing machine. Window to side.

Landing

Window to front. Loft access. Built-in airing cupboard.

Bedroom 1 5.71 m x 5.46 m (18'9" x 17'11") max approx

Four double built-in wardrobes. Built-in storage between wardrobes. Wooden flooring. Window to front. Window to side.

Ensuite 2.04 m x 2.34 m (6'8" x 7'8") max approx excl recess

Built-in shower. White bath with shower attachment. W.c. Wash hand basin. Heated towel ladder. Sunken spotlights to ceiling. Walls part-tiled. Window to side.

Bedroom 2 4.18 m x 3.09 m (13'9" x 10'2") approx

Built-in double wardrobe. Wooden flooring. Window to rear.

Bedroom 3 4.18 m x 2.98 m (13'9" x 9'9") max approx

Built-in double wardrobe. Wooden flooring. Window to rear.

Bedroom 4 2.95 m x 3.40 m (9'8" x 11'2") approx

Built-in double wardrobe. Wooden flooring. Window to front.

Bedroom 5 3.18 m x 2.95 m (10'5" x 9'8") approx

Two built-in wardrobes. Wooden flooring. Window to rear.

Family Bathroom 2.94 m x 3.09 m (9'8" x 10'2") max approx

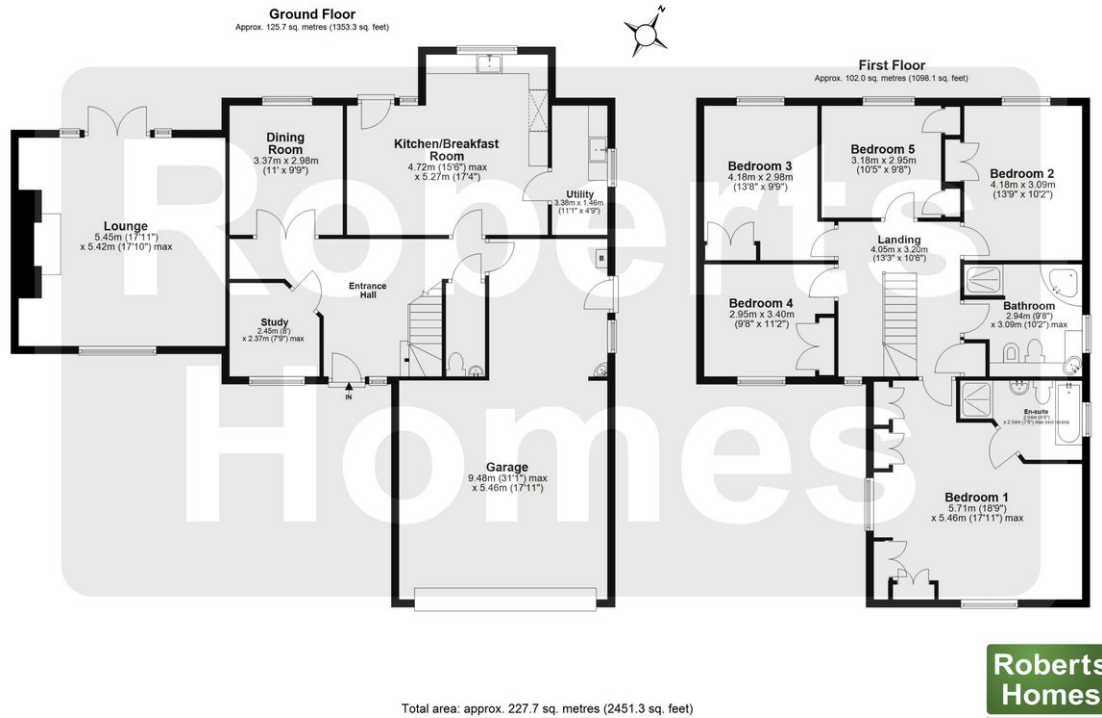
Corner bath with shower attachment. Heated towel ladder. Built-in cupboard and wall units. Wash hand basin, w.c, and bidet. Walls part-tiled. Floor tiled.

Exterior

To the front: Paved driveway with brick and fence boundaries. Lawn on side and front with two trees. Paved path around the side of the house.

To the rear: Patio area with decking. Shrubs and rock features. Steps leading to a second tier and a second patio area under a pergola. Side path leading to gate.

Stone wall at the rear. Patio area with steps leading to a second tier and a second patio area under a paved pergola. Decked patio. Shrubs and rock features. Side path leading to a gate."



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: F (Powys County Council)
 Services: Mains gas, mains water and drainage (advised metered), 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	72	80
(55-68) D		
(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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