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3 Bedroom detached house in a quiet cul-de-sac with mountain views
Oakdale, 5 Maes Y Dderwen Gardens,
Ystradgynlais, Swansea, SA9 1EL

£340,000



A delightful three-bedroom detached house in the sought-after cul-de-sac of Maes Y Dderwen Gardens. This family home offers great potential to create a modern living space. Enjoying a peaceful setting with stunning views of the Darren Mountain from its south-facing garden, the property is conveniently located within level walking distance of local schools and other amenities.

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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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

Under stairs cupboard. uPVC double glazed door with stained glass panels to front. Full length window with stained glass to front. Radiator.

Lounge

5.25 m x 3.76 m (17'3" x 12'4") approx
Brick face and Marble fireplace with shelving and corner T.V. stand. Double doors with glazed panels to dining room. Bay window to front with a window seat and storage underneath. Two radiators.

Dining Room

2.99 m x 3.76 m (9'10" x 12'4") approx

uPVC patio door to conservatory. Radiator.

Conservatory

3.65 m x 2.50 m (12'0" x 8'2") approx
Constructed from uPVC double glazed units above a brick face wall. Door to side. Floor tiled. Ceiling fan.

Kitchen/Diner

3.96 m x 3.76 m (13'0" x 12'4") approx
Fitted with a range of wood finish wall and base units with a built in four ring gas hob, oven and grill. Built in corner bench with under seat storage. Walls partly tiled. Flocked flooring. Window to rear. Radiator.

Utility:

3.16 m x 3.38 m (10'4" x 11'1") approx
Fitted with a stainless steel sink unit and white base units. Plumbed for automatic washing machine. Wall-mounted Worcester gas boiler servicing central heating and hot water. Walls partly tiled. Flocked flooring. Loft access. Frosted uPVC double glazed door to rear. Window to rear. Radiator.

Cloakroom:

2.00 m x 1.46 m (6'7" x 4'9") approx
White wash hand basin and w.c. Walls partly tiled. Window to side. Radiator.

Rear Lobby

1.10 m x 2.67 m (3'7" x 8'9") approx
Floor tiled. Windows to side and rear. 3/4 double glazed uPVC door to rear.

Upper Floor

Landing

Window to side. Loft access. Radiator.

Bedroom 1

4.12 m x 3.44 m (13'6" x 11'3") approx
Fitted wardrobes with mirror doors. Window to rear. Radiator.

En suite

2.77 m x 1.50 m (9'1" x 4'11") approx
Large shower cubicle. Coloured wash hand basin in a vanity unit and w.c. Wall partly tiled. Window to rear.

Bedroom 2

4.17 m x 4.19 m (13'8" x 13'9") approx
Fitted wardrobes and overhead storage. Two windows to front. Radiator.

Bedroom 3

2.37 m x 3.46 m (7'9" x 11'4") approx
Fitted wardrobe and dresser unit. Window to front. Radiator.

Family bathroom

3.98 m x 2.48 m (13'1" x 8'2") approx
Corner bath, bidet, w.c. and a wash hand basin in a vanity unit. Built-in airing cupboard. Walls partly tiled. Window to rear. Two radiators.

Integral garage

6.31 m x 3.44 m (20'8" x 11'3") approx
Two windows to side. Loft access. Up and over door.

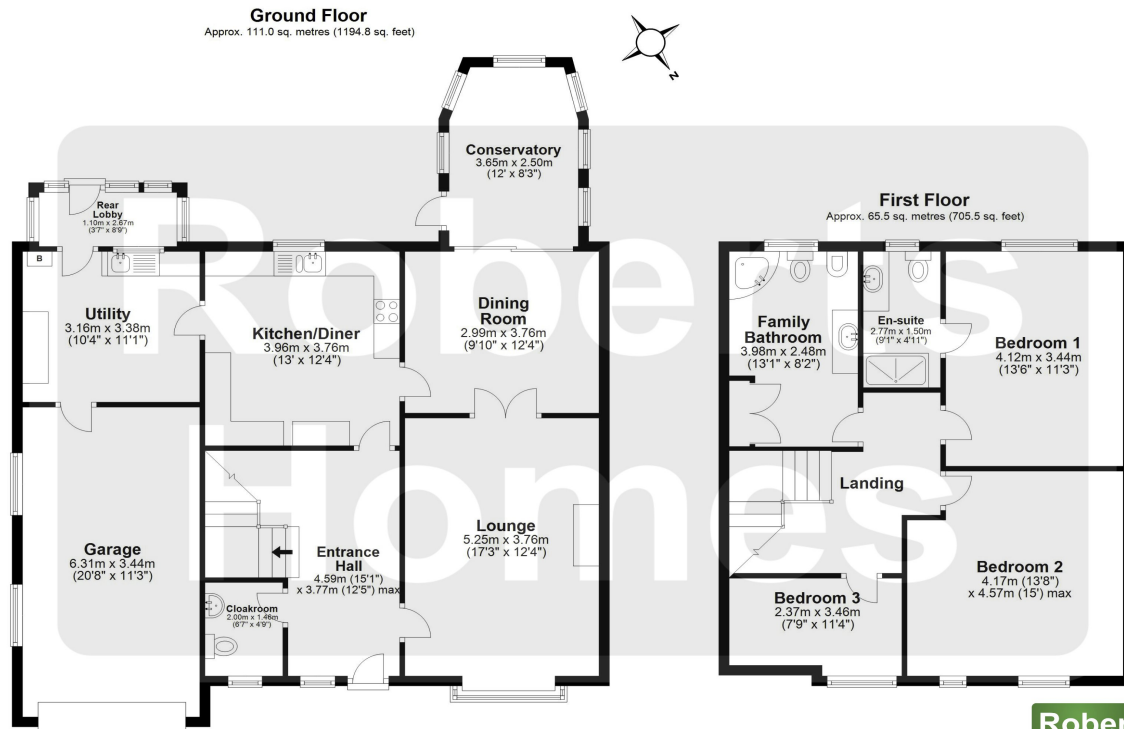
Exterior:

Driveway laid to brick paviors with parking for two cars. Garden to lawn. Two outside lights.

To the rear: Garden laid mostly to lawn, with some shrubs and a conifer tree. A concreted patio area.

Stone-faced storage shed with a tile roof. Outside tap.





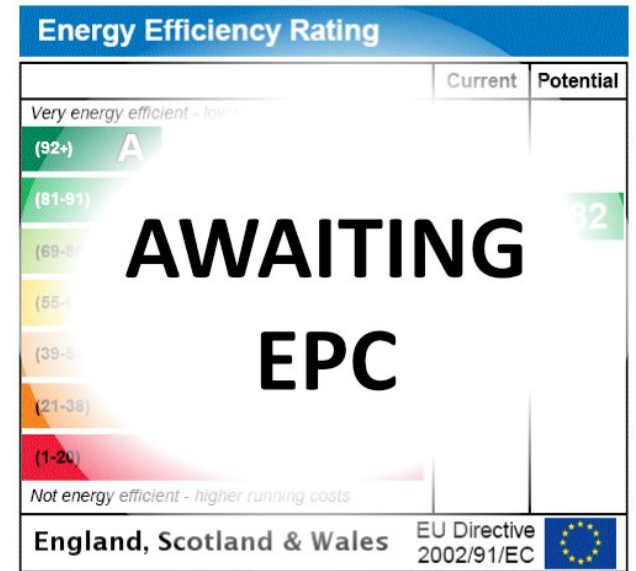
Total area: approx. 176.5 sq. metres (1900.3 sq. feet)



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.

Tenure: Freehold
Council tax band: E (Powys County Council)
Services: Mains gas. Mains water & drainage (advised metered). Mains electricity.

Viewing strictly by appointment with 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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