

**Roberts
Homes**



 3  2  1  3

3 Bedroom Semi-detached House

32 Glantawe Park, Ystradgynlais, Swansea, West Glamorgan,

SA9 1AE

£169,995



With views of the Darren/Varteg mountain to the front, and a low-maintenance courtyard garden to the rear is this three bedroom semi-detached house and garage with uPVC windows and mains gas central heating. Offered for sale with no onward chain, and situated in the popular, quiet cul-de-sac of Glantawe Park, within easy reach of local shops and schools. Some general upgrading is needed, but property provides exciting possibilities for reconfiguration inside and out, as well as potential for extension to the side (subject to planning).

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.

Hallway ()

uPVC half double glazed door with a double glazed side panel to the front. Under stairs cupboard. Laminate flooring. Radiator.

Lounge 3.82 m x 3.44 m (12'6" x 11'3") max approx

Stone face fireplace (feature only). Laminate flooring. Window to front. Radiator.

Dining Room 3.03 m x 2.73 m (9'11" x 8'11") approx

Patio doors to rear. Laminate flooring. Radiator.

Kitchen 3.03 m x 2.40 m (9'11" x 7'10") approx

Fitted with some wall and base units to include a stainless steel sink with mixer tap. Laminate flooring. Window to rear. uPVC double glazed door to rear. Radiator.

Upper Floor

Landing

Loft access with integrated ladder. Window to side. Radiator.

Bedroom 1 3.81 m x 3.35 m (12'6" x 11'0") max approx

Built in cupboard with the gas boiler servicing central heating and hot water. Window to front. Radiator.

Bedroom 2 3.08 m x 3.22 m (10'1" x 10'7") approx

Window to rear. Radiator

Bedroom 3 2.04 m x 1.82 m (6'8" x 6'0") approx

Window to front. Radiator.

Bathroom 1.78 m x 1.93 m (5'10" x 6'4") approx

Bath with a mixer tap and shower attachment, w.c. and wash hand basin. Window to rear. Radiator.

Exterior

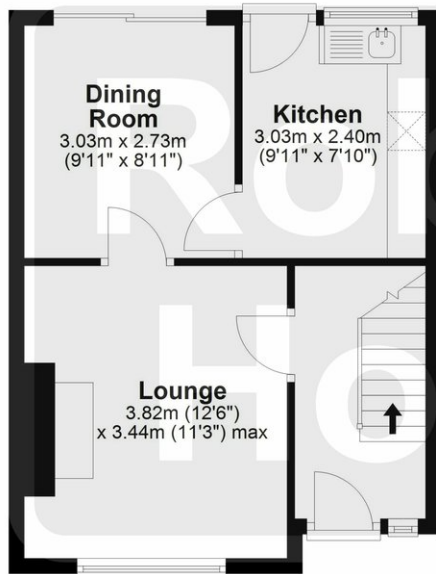
To the front a garden laid to grass and front boundary wall. Side driveway to garage.

Attached garage

To the rear a patio style garden enclosed with boundary walls. Block built storage shed.

Garage 5.25 m x 2.82 m (17'3" x 9'3") approx

Ground Floor
Approx. 35.4 sq. metres (381.5 sq. feet)



First Floor
Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 71.7 sq. metres (771.6 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 heating and hot water. Mains water and drainage (unmetered). 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 | | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 41 | |
| (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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