

 4  4  3  4

4 Bedroom Detached House
26 Station Road, Ystradgynlais, Swansea, SA9 1NT

£395,000



If you're looking for space in the centre of Ystradgynlais, this 4-bed, 3-bath, 4 reception detached house could be for you! Originally a shop with living quarters, the property has since been converted into a fully residential dwelling. It enjoys easy access to café culture, independent boutiques, and local parks, but to the rear, the large sun room and level garden have views of the valley. With spacious accommodation upstairs and down, as well as a double-garage and driveway, it's a great home for a large family that wants to take advantage of village life. In addition, there is superb potential for annexed accommodation, home-working or reinstatement for semi-commercial use. Internal viewing essential.

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 The Brecon Beacons National Park itself or on the shores of Swansea Bay.

Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

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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

uPVC double glazed door to side. Floor tiled. Access to garage.

Cloakroom

Floor and walls tiled. w.c. Built in cupboard with under floor heating controls. Window to side.

Utility 2.76 m x 1.78 m (9'1" x 5'10") approx

1.5 bowl sink unit. Plumbed for automatic washing machine. Free-standing Worcester gas boiler servicing central heating and hot water. Floor and walls tiled. Window to side.

Kitchen 4.16 m x 4.92 m (13'8" x 16'2") approx

Fitted with a range of Oak finish wall and base units to include a five ring gas hob, gas double oven and china display cabinets. Plumbed for dishwasher. Sunken spotlights to ceiling. Floor tiled. Window to side. Underfloor heating.

Lounge 4.85 m x 6.08 m (15'11" x 19'11") approx

Gas fired room heater with a marble hearth. Patio doors to Sunroom. Window to side. Underfloor heating.

Sunroom 3.68 m x 6.02 m (12'1" x 19'9") approx

French doors to rear. Windows to rear and side. Sunken spotlights to ceiling. Floor tiled. Underfloor heating.

Front Annex

Lobby 3.89 m x 2.55 m (12'9" x 8'4") approx

Access from hallway. Radiator.

Sitting Room 5.20 m x 3.29 m 17'1" x 10'10" approx

Built in cupboard. Display window and door to front. Radiator.

Study 4.05 m x 2.69 m (13'3" x 8'10") approx

Window to front. Radiator.

Bathroom 2.95 m x 2.30 m (9'8" x 7'7") approx

Corner jacuzzi bath, wash hand basin and w.c. Heated towel ladder.

Upper Floor

Landing

Large built in storage cupboard. Window to side. Two radiators.

Bedroom One 4.07 m x 4.01 m (13'4" x 13'2") approx

Fitted wardrobe and drawer units to one wall. Window to rear. Radiator.

Ensuite 2.00 m x 2.95 m (6'7" x 9'8") approx

White bath with mixer tap and shower attachment. Wash hand basin and w.c. Heated towel ladder. Shower cubicle with a waterfall shower. Walls tiled. Window to side.

Bedroom Two 4.60 m x 3.33 m (15'1" x 10'11") max approx

Cast and tile fireplace. Window to front. Radiator.

Bedroom Three 3.48 m x 4.20 m 11'5" x 13'9" max approx

Fitted wardrobes to one wall. Window to rear. Radiator.

Bedroom Four 3.59 m x 2.65 m (11'9" x 8'8") approx

Window to front. Radiator.

Family Bathroom 3.87 m x 1.98 m (12'8" x 6'6") approx

Large built in airing cupboard with radiator. Corner shower cubicle with power shower. Combined w.c. and wash hand basin vanity unit. Bath. Walls tiled. Heated towel ladder. Window to side.

Attic Storage Room 4.72 m x 5.84 m (15'6" x 19'2") approx

Stairs from landing. Beamed ceiling. Window to side. Radiator.

Exterior:

Garage: 8.31 m x 6.81 m (27'3" x 22'4") max approx

Electric doors to front. uPVC double glazed door to rear. Window to rear. Power points and light. Access steps to loft storage. To the front there is also a double parking area.

Garage loft

4.63 m x 6.84 m (15'2" x 22'5") approx

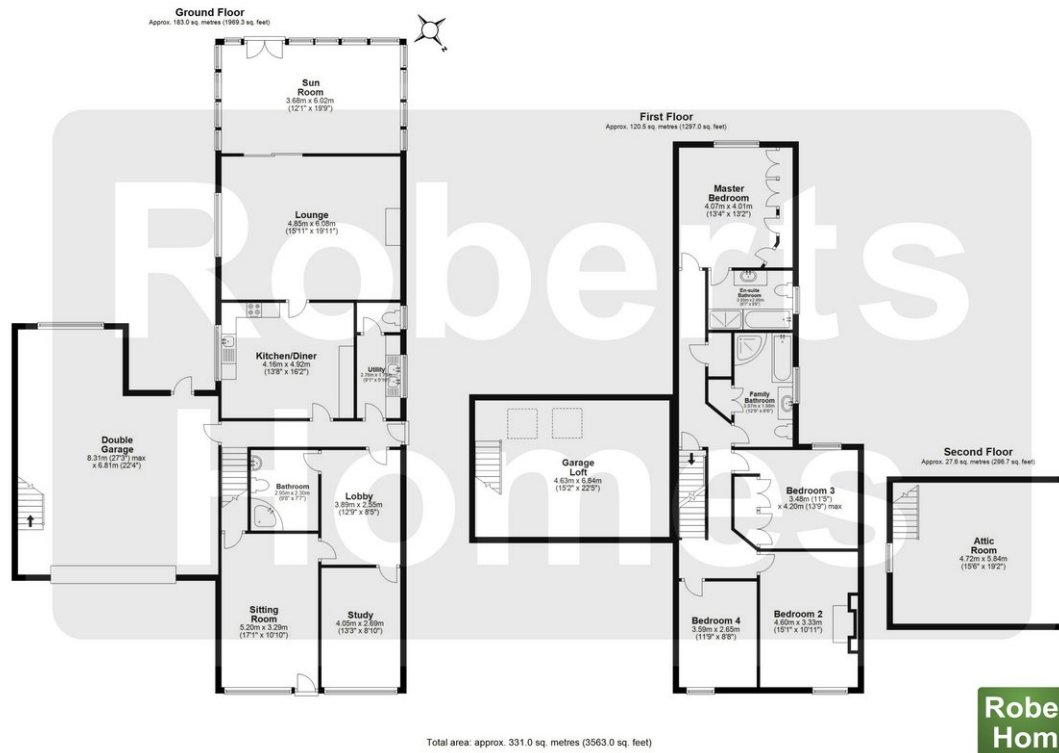
Two rooflights to rear

Rear Garden

A large paved area. A coloured gravel patio area to the side.

Rear and side gardens laid to lawn, shrub and flower beds and enclosed with wooden fencing and lighting.

Note:- Any commercial use of the property would be subject to the necessary planning consents.



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 and drainage (advised 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		
(69-80)	C		73
(55-68)	D	60	
(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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