


Roberts
Homes



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3 Bedroom Semi-detached House
40 Tanyfarteg, Ystradgynlais, Swansea, SA9 2JU

£249,950



An excellent family home in a popular location and ready to move in! Situated on the popular development of Tanyfarteg with easy access to shops and schools is this three bedroom semi detached home with an attached garage and off road parking. Renovated and maintained to a high standard both inside and out this modernised property has a shower room to the ground floor and bathroom to the upper floor. Enclosed low maintenance garden with boundary lighting to the rear. Log burner in lounge, gas central heating and uPVC double glazed units.

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.

Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

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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. Spotlights to ceiling. Wood block flooring. Radiator.

Lounge/ Diner/ Kitchen (L-shaped)

Kitchen area - Fitted with a range of light grey wall and base units to include a 4 ring gas hob, electric oven and stainless steel extractor hood. Tiled floor and part tiled walls. Half glazed door to side. Window to rear.

Lounge area - Wood flooring. Wood burning stove. Windows to front. Radiator.

Dining area - Patio doors to rear. Radiator.

Downstairs Shower Room *1.77 m x 2.12 m (5'10" x 6'11") approx*

Corner shower cubicle with wall mounted over head shower attachment. Wash hand basin and w.c. Work top with plumbing for an automatic washing machine underneath. Extractor fan. Spotlights to ceiling. Radiator.

Integrated Garage *6.00 m x 2.39 m (19'8" x 7'10") approx*

Currently being used as a gym. Artificial grass floor. Electric garage door. Two radiators. Door to rear and side. Spotlights to ceiling.

Upper Floor

Landing

Loft Access. Window to side. Radiator.

Bedroom 1 *3.81 m x 3.16 m (12'6" x 10'4") approx*

Built in cupboard with shelving. Window to front. Radiator.

Bedroom 2 *2.88 m x 3.18 m (9'5" x 10'5") approx*

Built in cupboard with wall mounted boiler servicing central heating and hot water. Window to rear. Radiator.

Bedroom 3 *2.87 m x 2.43 m 9'5" x 8'0" max approx*

Window to front. Radiator.

Bathroom *1.69 m x 2.40 m (5'7" x 7'10") approx*

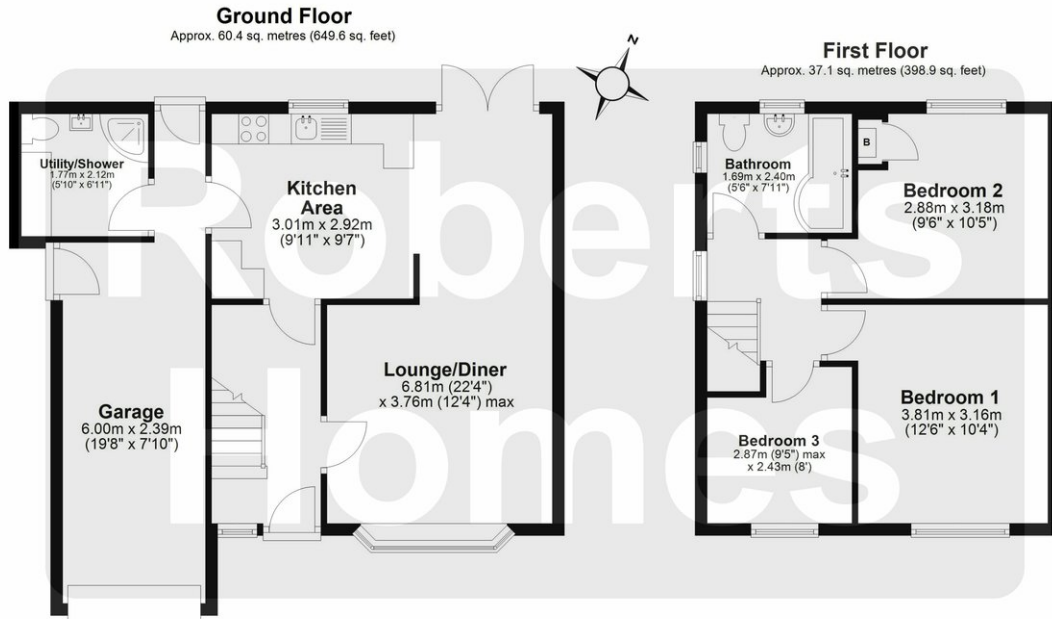
White bath with over head waterfall shower and mixer taps. White wash hand basin and w.c. Windows to side and rear. Towel ladder. Spotlights to ceiling.

Exterior

To the front - a block pavia driveway and path to side of attached garage.

To the rear - Patio area with pergola and festoon lights. Path to rear of house and side of garden. Fence to side with spotlights. Wooden planters with mini spotlights to end of garden. Artificial grass lawn.





Total area: approx. 97.4 sq. metres (1048.5 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. Wood burner.
Mains water and drainage (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		84
(69-80) C		
(55-68) D	68	
(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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