



 4  1  2  5

4 Bedroom Bungalow

5 Richmond Park, Ystradgynlais, Swansea, SA9 1SG

£360,000





**An extended 4-bedroom bungalow conveniently situated in a quiet cul-de-sac with excellent access to the primary school, general stores, nature reserve and cycle route 43. The main bedroom has an ensuite and all bedrooms have built-in storage. Both the kitchen diner and lounge have patio doors to the garden. With these features plus ample parking, utility room, study, and planning granted for a loft conversion, the bungalow is ideally suited for family living and is also chain free.**

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.



### Entrance Lobby

Floor tiled. Composite door with glazed panels to front. Window to side. Radiator.

### Hallway

Built in storage cupboard. Laminate flooring. Attic access. Radiator. Sunken spotlights and a sun tube to the ceiling.

### Lounge

Two built in storage cupboards. Modern fireplace with a polished stone electric fire. Engineered Oak flooring. Windows to front and side. French doors to rear.

### Utility

Fitted with a range of wood finish wall and base units to include a stainless steel sink unit. Plumbed for automatic washing machine. Combination gas boiler services central heating and hot water. Floor tiled. Sunken spotlights to ceiling. Window to side.

### Kitchen / Diner

Fitted with a range of modern grey wall and base units to include an integrated dishwasher, induction hob, double oven and a stainless steel hood. A double Samsung fridge to remain. Floor tiled. Centre fan / light and sunken spotlights to ceiling. Concealed lighting between units. Two windows to side. French doors to rear. Vertical radiator.

### Main Bedroom

Fitted wardrobe and drawer units to one wall. Centre fan / light. Window to front. Radiator.

### En Suite

Shower cubicle, wash hand basin in a vanity unit and W.C. Floor and walls tiled. Sunken spotlights to ceiling. Window to side.

### Bedroom 2

Fitted drawer and wardrobe unit. Centre fan light. Window to rear. Radiator.

### Bedroom 3

Fitted wardrobe and drawer unit. Centre fan/light. Window to front. Radiator.

### Bedroom 4

Fitted wardrobe and drawer unit. Centre fan/light. Window to front. Radiator.

### Study

Engineered Oak flooring. Sunken spotlights and a Sun tube to ceiling.

### Bathroom

White bath with an overbath electric shower, oblong wash hand basin on a cupboard stand and W.C. Built in cupboard with radiator. Window to rear. Heated towel ladder. Floor and walls tiled.

### Exterior

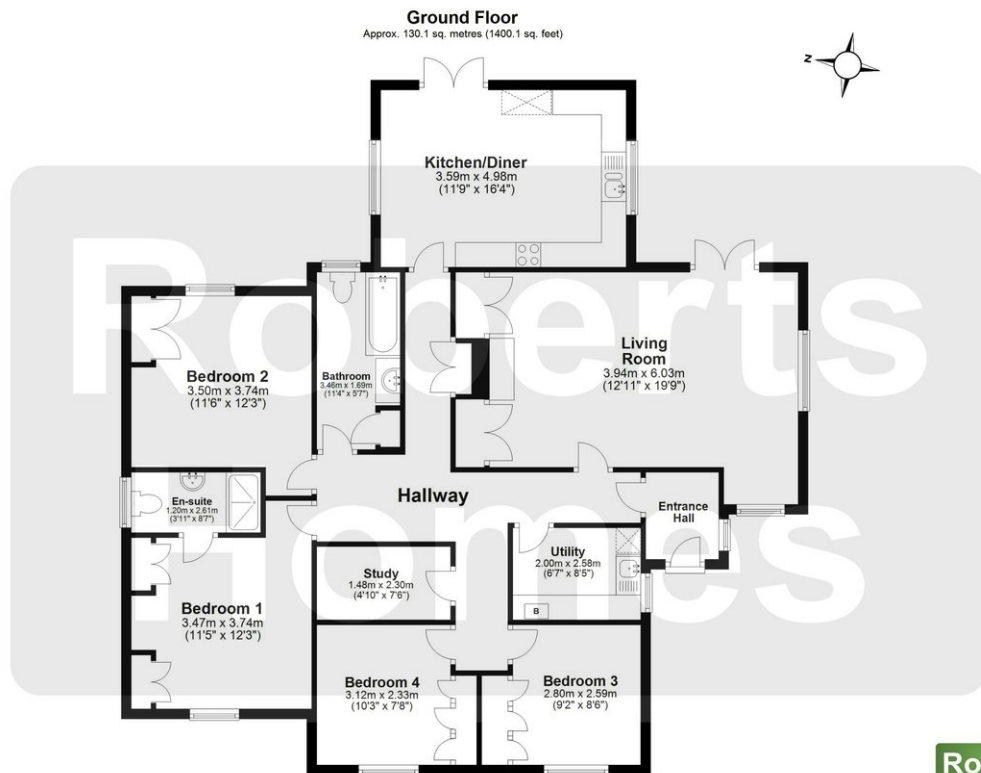
Long driveway with parking for several vehicles.

Detached garage / workshop, block built with both power and light.

Rear garden laid to a large pressed concrete patio area and lawn. Side tarmac area. Outside tap. Gardens are enclosed with wooden fencing. To the rear of the garage is a tarmac storage area.

### Garage





Total area: approx. 130.1 sq. metres (1400.1 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: C (Powys)  
Services: Mains gas. Mains water & 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) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	80	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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