




**Roberts
Homes**



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4 Bedroom Detached House
4 Maes Y Gorof, Ystradgynlais, Swansea,
West Glamorgan, SA9 1DA

£425,000



A modern and spacious four-bedroom home in a quiet cul-de-sac. A lounge, sitting room, conservatory, and good size kitchen provide ample space downstairs for family living. Four bedrooms (one with ensuite) and a family bathroom compliment the first floor. Located minutes drive from local amenities, and walking distance from central Ystradgynlais, Coronation Park and the GP surgery, this property would make a great family home.

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 4.44 m x 2.07 m (14'7" x 6'9") approx

uPVC door with a double glazed panel to front. Engineered Oak flooring. Radiator.

Sitting Room 3.73 m x 2.81 m (12'3" x 9'3") approx

Engineered oak flooring. Window to front. Radiator.

Lounge 5.44 m x 3.53 m (17'10" x 11'7") approx

Wood and marble finish fireplace with an open coal electric fire. Window to front. Two radiators. Engineered Oak flooring.

Dining Room 3.58 m x 2.75 m (11'9" x 9'0") approx

Open plan to lounge. French doors to rear. Radiator. Engineered Oak flooring.

Conservatory 3.43 m x 2.86 m (11'3" x 9'5") max approx

Hexagonal shaped, constructed from uPVC double glazed units above a base wall with an insulated uPVC domed roof. Engineered Oak flooring. Side French doors. Radiator. Vertical blinds to remain.

Kitchen 3.57 m x 4.08 m (11'9" x 13'5") approx

Fitted with a range of high gloss modern grey base units and white wall units to include an integrated dishwasher, induction hob, double oven and stainless steel hood. Floor tiled. Sunken spotlights to ceiling. Window to rear. Radiator.

Pantry 1.28 m x 2.85 m (4'2" x 9'4") approx

Wall shelving and wall mounted gas boiler servicing central heating and hot water.

Utility 1.84 m x 1.63 m (6'0" x 5'4") approx

White high gloss wall units, work surface and one grey base unit. Plumbed for automatic washing machine. Floor tiled. Side half double glazed uPVC door.

Cloakroom 1.64 m x 1.64 m 5'5" x 5'5" approx

White wash hand basin in a vanity unit and w.c. Floor tiled. Sunken spotlights to ceiling. Window to rear. Radiator.

Upper floor

Landing

Built in cupboard. Loft Access. Radiator.

Bedroom One 5.28 m x 3.51 m (17'4" x 11'6") approx

Walk in wardrobe with a light. Window to front. Radiator.

En-suite 1.32 m x 2.09 m (4'4" x 6'10") approx (excluding recess)

Tiled shower cubicle, white w.c. and wash hand basin with a mixer tap. Floor tiled and walls part tiled. Window to front.

Bedroom Two 4.27 m x 2.86 m (14'0" x 9'5") max approx

Built in wardrobe. Window to front. Radiator.

Bedroom Three 3.76 m x 3.02 m (12'4" x 9'11") max approx

Window to rear. Radiator.

Bedroom Four 2.57 m x 2.86 m (8'5" x 9'5") approx

Window to rear. Radiator.

Family Bathroom 2.53 m x 2.57 m 8'4" x 8'5" approx

Round bowl wash hand basin on a wooden unit, an integrated w.c. and a freestanding bath plus a separate shower cubicle. Floor and walls tiled. Sunken spotlights to ceiling. Heated towel ladder. Window to rear.

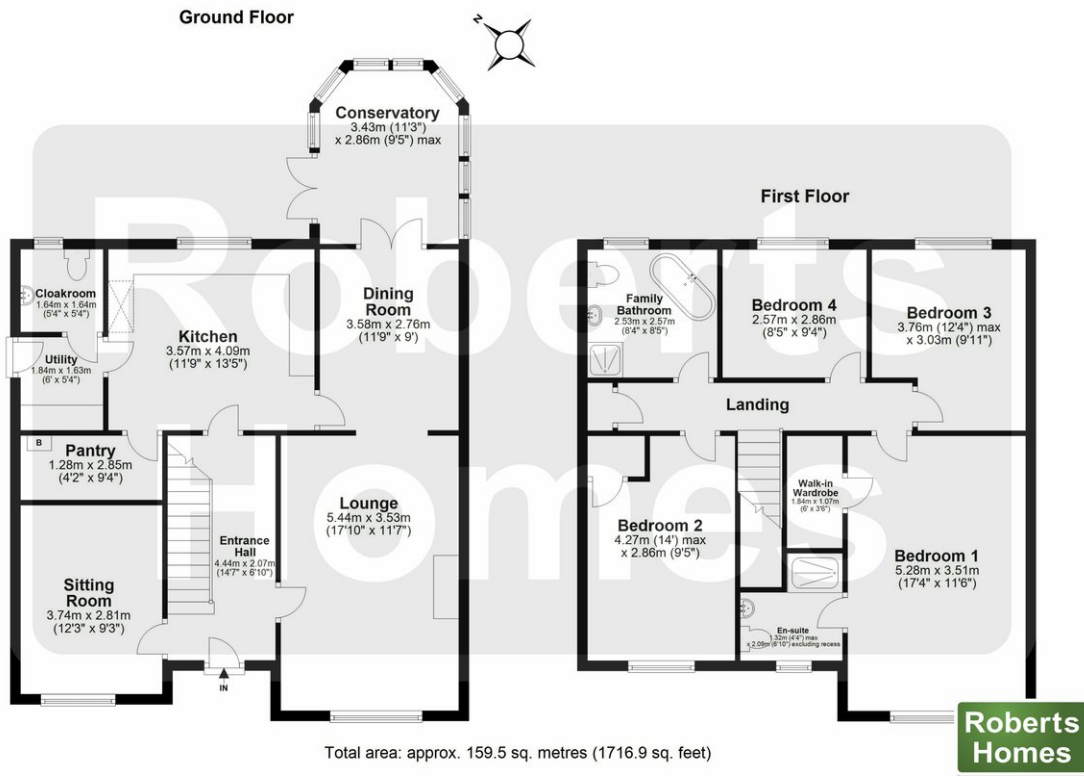
Exterior

To the front a driveway/parking area laid to brick paviors, with a gravel and paved feature.

To the rear a level enclosed garden laid to a large patio area, a coloured gravel area and lawn with raised flower beds and shrubs. A gravel and paved path leads to a Pergola and a covered seating area. Two wooden Storage sheds.

Note

Please note, all blinds are included in the sale of the property.



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: All mains services. Mains gas heating and hot water. Mains water (metered) and drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(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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