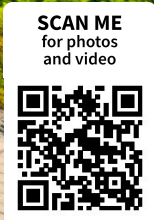


**Roberts
Homes**



4 Bedroom Detached House
11 Maes Y Gorof, Lower Cwmtwrch, Swansea,
West Glamorgan, SA9 1DA



£425,000



A modern, 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 Coronation Park and the GP surgery, this property would make a great family home.

Cwmtwrch is located in the valley of Afon Twrch, just off the A4067 some 15 miles north of Swansea. It enjoys several pub/restaurants, a garden centre, and a golf-club. Education is served by a Welsh primary with Welsh and English secondaries in neighbouring Ystradgynlais, which also provides 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. 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 (The Brecon Beacons National Park) itself or on the shores of Swansea Bay.

Sitting room

5.13 m x 2.84 m (16'10" x 9'4") approx
Window to front. Radiator.

Hallway

4.33 m x 2.08 m (14'2" x 6'10") approx
Radiator. Glazed door to front. Under stair cupboard.

Lounge room

5.42 m x 3.53 m (17'9" x 11'7") approx
Electric fire, marble surround. Window to front. Double doors to dining area room. 2 Radiators.

Conservatory

4.20 m x 3.73 m (13'9" x 12'3") Max approx
Windows surround. Patio doors to garden. Brick to one wall. Radiator.

Kitchen

4.10 m x 3.58 m (13'5" x 11'9") approx
Part tiled walls. Duck egg blue wall and base units integrated to include dishwasher. Fridge. 7 ring gas hob range cooker and electric oven. Window to rear. Extractor fan. Black sink with silver taps.

Utility

1.80 m x 1.63 m (5'11" x 5'4") approx
1/2 glazed door to side. Wall mounted gas boiler servicing central heating and hot water. Plumbed for automatic washing machine. One wall and base unit tiled floor.

W.C

1.68 m x 1.63 m (5'6" x 5'4") approx
White wash hand basin in vanity unit and water closet. Part tiled walls. Mirror with light. Window to rear. Radiator.

Upper Floor**Landing**

Loft access. Radiator. Built in airing cupboard with shelving.

Master bedroom

5.25 m x 3.53 m (17'3" x 11'7") approx
Built in wardrobe. Dressing table. Bedside Table and drawers. Window to front. Radiator.

Ensuite

2.81 m x 1.28 m (9'3" x 4'2") approx. excluding shower recess
Window to front. Heated towel ladder. Built in wash hand basin and water closet with drawers. Glass door shower with water fall shower and attachment. Tiled floor and walls. Extractor fan.

Bedroom 2

4.26 m x 2.84 m (14'0" x 9'4") approx
Built in wardrobe. Cupboards and bedside Tables to one wall. Window to front. Radiator.

Bedroom 3

3.75 m x 2.79 m (12'4" x 9'2") max approx.
Radiator. Window to rear.

Bedroom 4

2.85 m x 2.55 m (9'4" x 8'4") approx
Radiator. Window to rear.

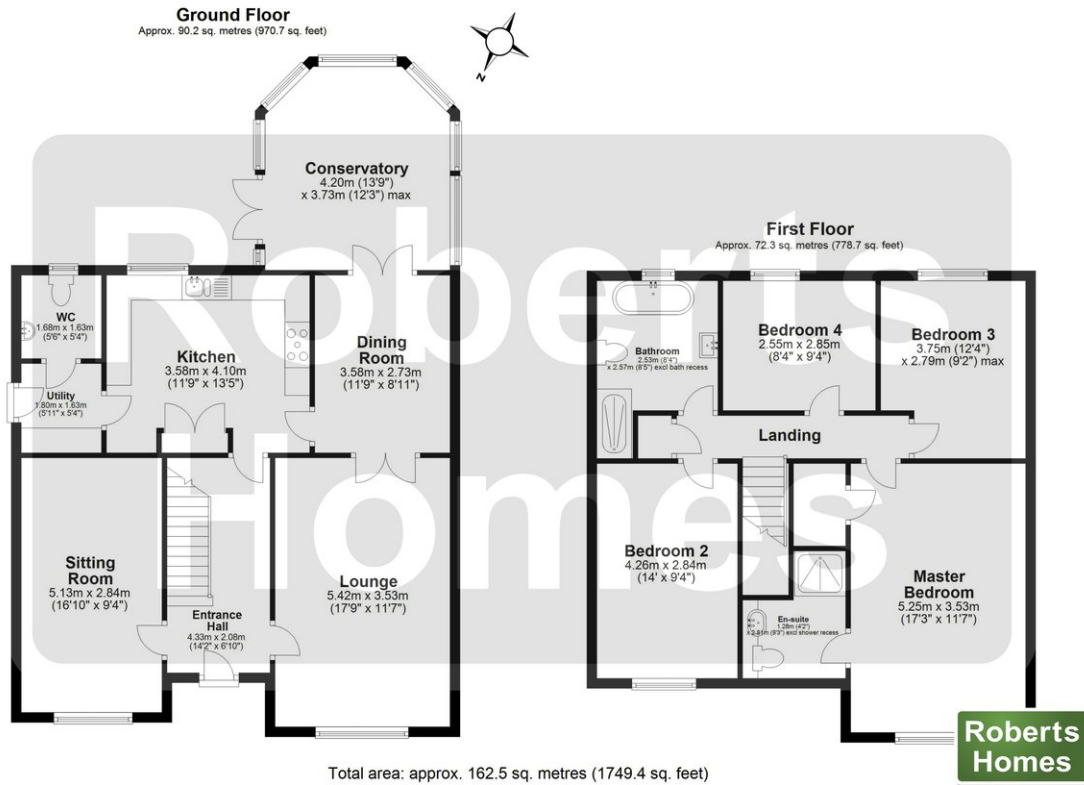
Bathroom

2.57 m x 2.53 m (8'5" x 8'4") approx. excluding shower recess
Tiled walls and floor. Window to rear. Walk in shower with waterfall shower and small attachment. Heated towel ladder. Water closet. Bath with separate stainless-steel tap. Built in cupboard. Sink in vanity unit. Extractor fan.

Exterior

To the front: Paved parking area for several vehicles.

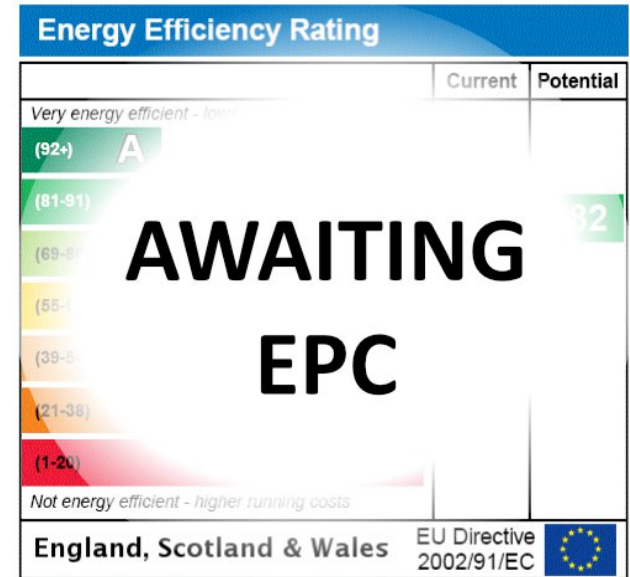
To the rear: Patio area. Garden laid to lawn. Boundary fences to the sides and hedging to rear. Side access path to front of house. Wooden storage shed.



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
Services: All mains services.

Viewing strictly by appointment with
Roberts Homes.



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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