

**Roberts
Homes**



4 Bedroom Detached House
39a Rhestr Fawr, Ystradgynlais, Swansea,
West Glamorgan, SA9 1LD

SCAN ME
for photos
and video

£420,000



Unique opportunity to purchase this modern detached house with four double bedrooms and three reception rooms. Situated in easy walking distance of the centre of Ystradgynlais, it also enjoys a large private garden, a garage and ample off road parking.

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

Entrance Porch

1.42 m x 1.19 m (4'8" x 3'11") approx

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

Hallway

Dog leg staircase with understairs storage. Laminate flooring. Covered radiator.

Lounge

5.92 m x 3.51 m (19'5" x 11'6") Reducing to 2.125m (6' 11") approx

Wood and marble fireplace with an open coal gas fire. Laminate flooring. Sunken spotlights to ceiling. Patio doors to rear. Radiator.

Sitting Room

3.86 m x 2.97 m (12'8" x 9'9") approx

Laminate flooring. Window to front. Radiator.

Study

3.00 m x 2.11 m (9'10" x 6'11") approx

Laminate flooring. Window to front. Radiator.

Kitchen/Diner

4.98 m x 2.95 m (16'4" x 9'8") approx

Fitted to the kitchen area with a range of cream wall and base units. Floor tiled. Covered radiator. Window to rear.

Utility

2.64 m x 1.98 m (8'8" x 6'6") approx

Plumbed for automatic washing machine. Floor tiled. Access to garage. uPVC half double glazed door to rear. Window to rear. Radiator.

Cloakroom

1.96 m x 1.55 m (6'5" x 5'1") approx

Wash hand basin and w.c. Floor tiled. Window to side. Radiator.

Integral Garage

4.90 m x 2.92 m 16'1" x 9'7" approx

With power and light. Up-and-over door to front.

Upper Floor:**Landing**

Window to side.

Bedroom 1

4.17 m x 3.48 m (13'8" x 11'5") reducing to 2.344m (7' 8") approx L-shaped

Fitted wardrobe unit. Window to rear. Radiator.

Ensuite

2.31 m x 1.68 m (7'7" x 5'6") approx

Wash hand basin, w.c. and shower cubicle. Laminate flooring. Partly tiled walls. Window to side. Radiator.

Bedroom 2

3.48 m x 3.05 m (11'5" x 10'0") approx

Loft Access. Window to rear. Radiator.

Bedroom 3

3.45 m x 3.02 m (11'4" x 9'11") approx

Window to front. Radiator.

Bedroom 4

3.02 m x 2.82 m (9'11" x 9'3") approx

Window to front. Radiator. (currently used as a second sitting room).

Family Bathroom

3.02 m x 2.51 m 9'11" x 8'3" approx

White bath, wash hand basin, w.c. and bidet plus a separate shower cubicle. Laminate flooring. Walls partly tiled. Window to side. Radiator.

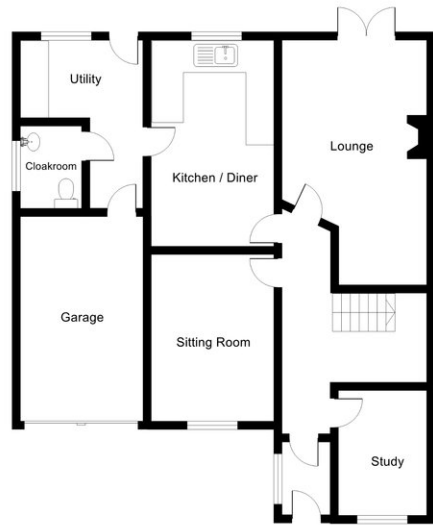
Exterior

Front garden laid to coloured gravel with ample off road parking. Integral garage, with power and light., access from the utility.

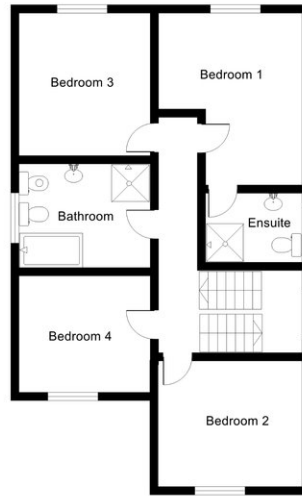
To the rear a good size level garden enclosed with wooden fencing and laid mostly to lawn.

Large partly covered paved patio area. Second decked patio. Purpose built BBQ. Wooden summer house with attached storage shed.

Ground Floor



First Floor



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 features of the property.



Tenure: Advised freehold (tbc by solicitor)
 Council tax band: E
 Services: All mains services

Viewing strictly by appointment with
 Roberts Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	76	
(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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