


 5  2  4  10

5 Bedroom Detached House

Maescoed, Hendre Ladus, Ystradgynlais,  
Swansea, West Glamorgan, SA9 1SE

£485,000





**Modern with many quality features is this large 5 bedroom detached house for sale for the first time since being built. Off street parking for up to 10 vehicles plus an integral garage. This property offers diverse accommodation, with the potential of dual family living/home working with two bathrooms - one ensuite and two shower rooms -one ensuite. Private enclosed gardens complete its appeal.**

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 Show Caves 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.

### Entrance Hallway

Oak flooring. Oak staircase leading to first floor. Understairs cupboard with oak doors. uPVC wood effect door to front with 2 double glazed windows to side. Spotlights to ceiling. Two radiators

**Lounge** 4.75 m x 4.95 m (15'7" x 16'3") approx

Newly fitted multi fuel burner. Oak flooring. Spotlights to ceiling. Window to front. Patio doors to rear.

**Kitchen** 4.19 m x 3.85 m (13'9" x 12'8") max approx

Centre island with a five ring gas hob, stainless steel extractor hood. Wall and base units with black Granite worktops to include integrated dishwasher, electric oven, grill, larder cupboard and fridge.

Windows to rear and side. Spotlights to ceiling. Floor tiled. Radiator. Patio doors leading to conservatory.

**Dining Room** 3.90 m x 3.85 m (12'10" x 12'8") max approx

Open plan to kitchen. Oak flooring. Window to side. Radiator.

**Conservatory** 3.61 m x 4.22 m (11'10" x 13'10") max approx

Constructed from uPVC double-glazed units on a base wall with double layer Perspex roof. Door to garden. Floor tiled. Radiator.

**Utility Room** 1.82 m x 2.91 m (6'0" x 9'7") approx

Wall and base units. Built in airing cupboard, with shelving. Floor tiled. Window and door to rear. Radiator.

**Shower Room** 1.82 m x 1.75 m (6'0" x 5'9") approx

Corner shower cubicle. White wash hand basin and w.c. Walls partly tiled. Floor tiled. Window to rear. Radiator.

**Study** 2.75 m x 2.85 m (9'0" x 9'4") approx

Oak flooring. Window to front. Radiator.

**Garage** 5.82 m x 2.80 m 19'1" x 9'2" approx

Electric up and over door. Wall mounted gas boiler servicing central heating and hot water. Internal door to house. Window to rear.

**Cloakroom** 1.19 m x 1.45 m (3'11" x 4'9") approx

Glass wash hand basin and white w.c. Floor tiled. Radiator.

### Upper Floor

#### Landing

Oak flooring. Loft access. Window to front. Two radiators.

**Master Bedroom** 4.97 m x 3.25 m (16'4" x 10'8") approx (excluding recess)

Built in wardrobes to one wall. Oak flooring. Windows to side. Radiator.

**Ensuite Bathroom** 1.81 m x 3.90 m (5'11" x 12'10") approx

Jacuzzi bath with wall mounted shower attachment. Vanity unit with sink. w.c. Floor tiled. Window to side. Radiator.

**Bedroom 2** 5.82 m x 2.90 m (19'1" x 9'6") approx

Oak flooring. Windows to front and rear. Two radiators.

**Ensuite Shower Room** 1.85 m x 1.75 m (6'1" x 5'9") approx

Corner shower cubicle. Wash hand basin and w.c. Partly tiled walls. Floor tiled. Window to rear. Radiator.

**Bedroom 3** 4.10 m x 4.16 m 13'5" x 13'8" max approx

Built in wardrobe. Oak flooring. Windows to rear and side. Radiator.

**Bedroom 4** 2.83 m x 3.87 m (9'3" x 12'8") approx

Oak flooring. Window to front. Radiator.

**Bedroom 5** 2.76 m x 2.85 m (9'1" x 9'4") approx

Window to side. Radiator.

**Bathroom** 1.85 m x 2.90 m (6'1" x 9'6") approx

Jacuzzi bath. Wash hand basin and w.c. Heated towel ladder. Floor tiled. Window to rear. Radiator.

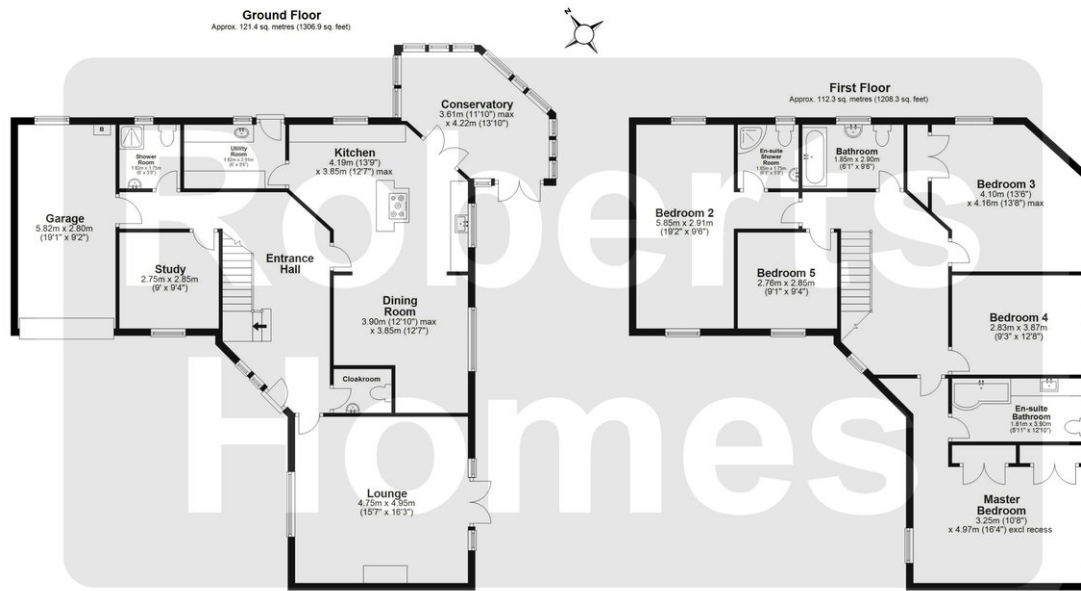
#### Exterior

To the front and side a gravelled area with parking for up to 10 vehicles. Private enclosed front, side and rear gardens laid to lawn and patio areas.



Tenure: Freehold  
 Council tax band: F (Powys)  
 Services: All mains services.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 233.7 sq. metres (2515.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	81
(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.



Roberts Homes 18 Station Road Swansea West Glamorgan SA9 1NT

01639 842013

hello@robertshomes.wales

https://robertshomes.wales

Consumer Protection from Unfair Trading Regulations 2008

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.