

Roberts
Homes



4 Bedroom Detached House - 208 m²

98 Tawe Park, Ystradgynlais, Swansea, SA9 1GW

SCAN ME
for photos
and video



£485,000



Situated on the highly popular development of Tawe Park, this impressive four-bedroom detached family home is offered to the market chain-free. Located within easy walking distance of Ystradgynlais town centre, local supermarkets, schools, and the leisure centre, the spacious accommodation offers excellent versatility with four separate reception rooms, including a bright sun room. At the heart of the home is the light and airy kitchen-diner, complete with bi-fold doors that open onto the rear garden's decking area. Upstairs, the property features a family bathroom and four double bedrooms, with an en-suite to the master. The front driveway provides off-street parking for at least four vehicles, while the rear features a low-maintenance garden designed for outdoor dining and entertaining.

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.

Entrance Hall

Glazed uPVC door to front with door with glazed panels to either side. Laminate flooring. Under stairs storage cupboard. Oak banister and balustrades.

Dining Room 3.65 m x 4.38 m (12'0" x 14'4") approx

Laminate flooring. Window to front. Radiator.

Sitting Room 3.60 m x 3.47 m (11'10" x 11'5") approx excl. corridor

Laminate flooring. Window to front. Radiator.

Lounge 4.43 m x 5.35 m (14'6" x 17'7") approx

Coal-effect electric fire in decorative surround. & wood finish laminate flooring. Window to rear. Double doors to sun room. Radiator.

Sun Room 3.89 m x 3.39 m (12'9" x 11'1") approx

Roof tiled. Walls exposed brick. Double doors to patio area. Laminate flooring. Radiator.

Kitchen/Diner 4.14 m x 6.67 m (13'7" x 21'11") max approx

To include a range of wall and base units. American-style fridge/freezer, Rangemaster double-oven with 5-ring hob and hot plate. Extractor hood. Belfast sink with mixer tap. Window to rear. Bi-fold doors to decked area. Radiator.

Utility 1.80 m x 2.53 m (5'11" x 8'4") approx

To include a range of wall and base units. Plumbed for automatic washing machine. Laminate flooring.

W.C

Wash hand basin in vanity unit. W.C. Laminate flooring. Window to side. Radiator.

Upper floor:

Landing. Built-in storage cupboard. Window to front.

Bedroom 1 4.22 m x 5.35 m (13'10" x 17'7") max approx incl. fitted units

Fitted with a range of storage units. Window to rear. Radiator.

Ensuite 2.13 m x 1.74 m (7'0" x 5'9") approx

Shower cubicle. Wash hand basin in vanity unit. W.C. Walls tiled. Floor tiled. Roof light to rear. Radiator.

Bedroom 2 4.14 m x 3.47 m (13'7" x 11'5") max approx

Window to front. Radiator.

Bedroom 3 4.14 m x 3.47 m (13'7" x 11'5") approx incl. fitted units

Window to rear. Radiator.

Bedroom 4 3.54 m x 4.37 m (11'7" x 14'4") approx

Window to front. Radiator.

Family Bathroom 3.20 m x 2.81 m (10'6" x 9'3") approx

Fitted bath with tile surround. Shower cubicle. W.C. Wash hand basin. Walls and floor tiled. Window to rear. Radiator.

Exterior

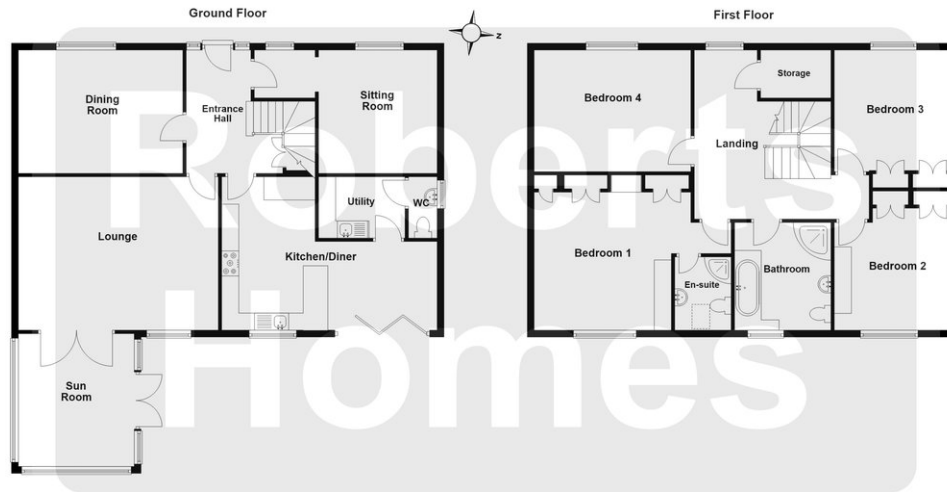
To the front: Block paved driveway with parking for approximately 5 cars.

To the rear: Enclosed rear garden laid mostly to lawn with two decked areas, paved patio area & flower beds. Wooden storage shed.



Tenure: Freehold
Council tax band: F (Powys County Council)
Services: Mains gas. Mains water & drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 216.4 sq. metres (2329.2 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 SA9 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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