

Roberts
Homes



SCAN ME
for photos
and video



3 Bedroom Detached House - 1196.3 ft²

55 Tawe Park, Ystradgynlais, Swansea, SA9 1GU

£299,995



For sale for the first time since it was constructed by the owners is this three-bedroom detached house located in a quiet corner of the popular Tawe Park development. Conveniently placed minutes' drive from amenities and within walking distance of Ystradgynlais town, this well-maintained property enjoys oil central heating, a sun-drenched low-maintenance rear garden and ample off road parking. Chain free, so ready to go for those looking for a straightforward purchase.

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.

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.

Hallway

Built in cupboard with hanging rail and oil boiler servicing central heating and hot water. Radiator. uPVC door with double glazed panels to side.

Cloakroom

W.C. and wash hand basin. Window to rear. Laminate flooring.

Sitting Room 3.77 m x 2.80 m (12'4" x 9'2") approx

Windows to front and side. Radiator. Could be utilised as a fourth bedroom if needed.

Lounge 5.81 m x 4.44 m (19'1" x 14'7") approx

Ash wood dog leg staircase with storage under. Marble finish fireplace with a polished stone electric fire. Two radiators. Two windows to front.

Kitchen/Diner 3.02 m x 4.44 m (9'11" x 14'7") approx

Fitted with a range of wood finish wall and base units to include an integrated electric hob, oven and cooker hood plus a fridge, freezer and washing machine. Tiled between units. Laminate flooring. Sunken spotlights to ceiling. Window to rear. French doors to rear.

Upper Floor

Landing

Built in cupboard. Window to side. Loft access. Radiator.

Bedroom 1 3.82 m x 4.43 m (12'6" x 14'6") approx (excluding recess)

Well fitted with a range of wardrobe, drawer and cupboard units. Window to front. Radiator.

Bedroom 2 3.02 m x 4.46 m 9'11" x 14'8" approx

Beam feature. Well fitted with a range of wardrobe, drawer and cupboard units. Window to rear. Radiator.

Bedroom 3 2.68 m x 2.78 m (8'10" x 9'1") approx

Windows to front and side. Radiator.

Bathroom 2.68 m x 2.78 m (8'10" x 9'1") approx

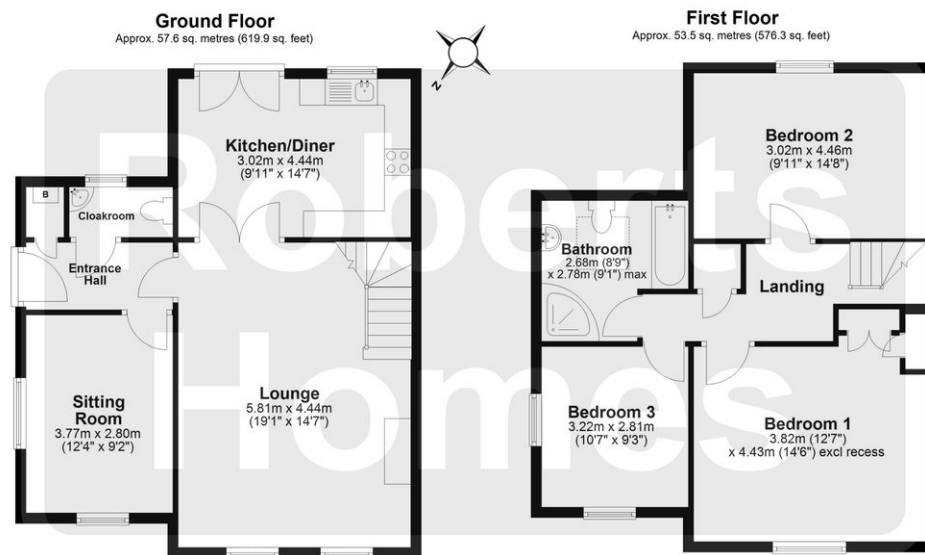
Bath, wash hand basin and W/C plus a corner shower cubicle. Floor and walls tiled. Double glazed roof light. Radiator.

Exterior

Driveway and parking laid to pressed concrete. Front and side garden to lawn and shrubs.

To the rear a low maintenance garden laid to a pressed concrete patio and garden laid to chippings. Wooden storage shed. Oil tank.





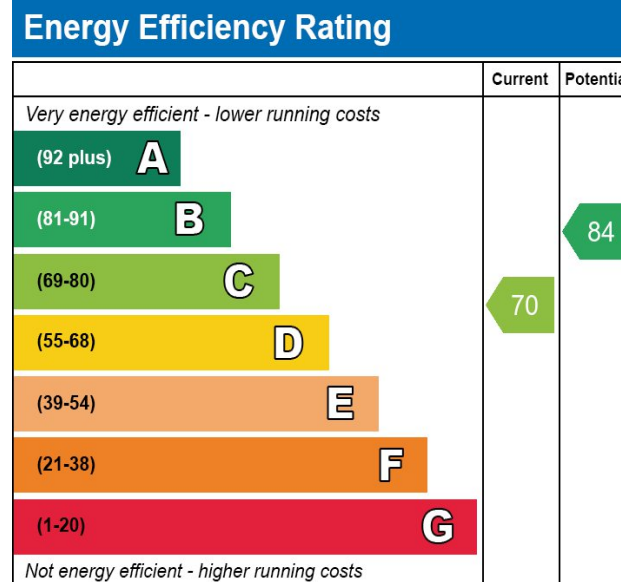
Total area: approx. 111.1 sq. metres (1196.3 sq. feet)

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.



Tenure: Freehold
 Council tax band: D (Powys County Council)
 Services: No mains gas. Oil central heating and hot water. Mains water and drainage (advised metered).
 Mains electricity.

Viewing strictly by appointment with Roberts Homes.



**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.

zoopla

OnTheMarket



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.