

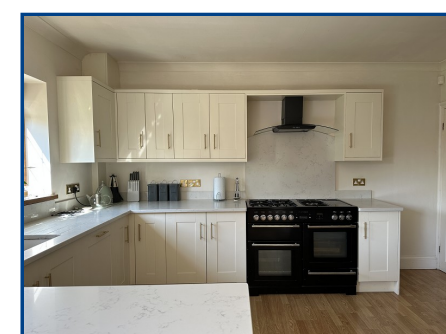
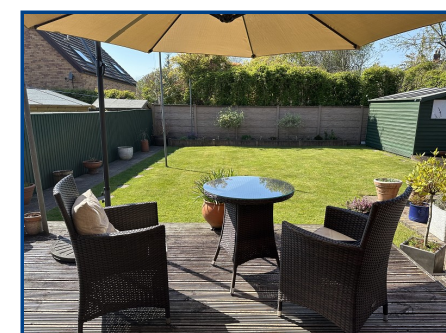
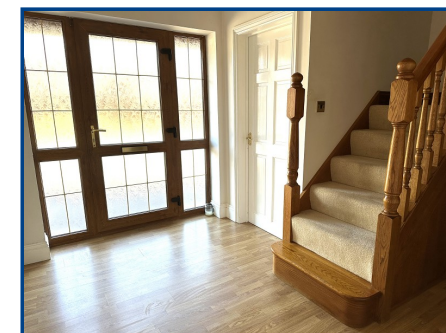


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Plan produced using PlanUp.



Tawe Park Ystradgynlais Swansea.

Price **£510,000**



- **SPACIOUS 4 BEDROOM FAMILY HOME**
- **VERSATILE LIVING ACCOMMODATION**
- **BATHROOM, EN-SUITE & WC**
- **CONVENIENT LOCATION**
- **WALKING DISTANCE OF SCHOOLS**
- **WELL PRESENTED THROUGHTOUT**
- **AMPLE OFF ROAD PARKING**
- **ENCLOSED REAR GARDEN**

General Description

Located in the popular residential area of Tawe Park. A well presented 4 bedroom family home with generous sized rooms. Versatile accommodation with 4 reception rooms one of which could easily be used as a ground floor bedroom. The property benefits from a first floor bathroom & en-suite and a WC/utility to ground floor. Ample parking to the front of the property and an enclosed well maintained garden to the rear with the added bonus of a wooden chalet style storage shed. In a perfect family location with secondary school, infant school, leisure centre, swimming pool and playing fields all in walking distance. **CALL US TODAY TO VIEW THIS SPACIOUS FAMILY HOME!**



Viewing: **01639 844 426**

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Tel: **01639 844 426**

Email: **ystradgynlais@ctf-uk.com**

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Property Description

Well presented 4 bedroom property. Situated in a popular residential area in walking distance of the Town Centre.

The area benefits from many amenities many of which are in walking distance of the property, with easy access to many walks and public gardens making this an ideal location for family living.

Ystradgynlais is conveniently located at the south end of Powys with good road links to the M4 Corridor and the Bannau Brycheiniog National Park. The town centre has many independent shops, cafes and wine bars and the local community regularly organise family friendly events.

Entrance Hall (10' 8" x 6' 11") or (3.25m x 2.11m)

With laminate flooring and under stairs storage cupboard. Carpeted stairs to first floor with oak Banister and balustrades. Glazed entrance door with glazed panels either side.

Sitting Room (11' 9" x 11' 5") or (3.59m x 3.47m)

Currently used as TV room with window to front & wood effect flooring.

Dining Room (15' 9" x 11' 9") or (4.81m x 3.58m)

With window to front and wood effect laminate flooring. Window to front.

Lounge (19' 2" x 14' 10") or (5.85m x 4.53m)

Window to rear and double glass doors into sun room. Feature fireplace & wood effect laminate flooring.

Sun Room (12' 9" x 11' 1") or (3.88m x 3.39m)

With tiled roof and exposed brick inner walls, double doors onto patio area of garden. Wood effect laminate flooring.

Kitchen/Diner (21' 10" x 13' 7") or (6.66m x 4.14m)

Fitted with a range of wall & base units to include breakfast bar, integrated dishwahser, free standing american fridge/freezer, range cooker with 5 gas rings & hot plate & 2 electric ovens. Extractor chimney above. Window to rear. Dining area currently used as extra seating area with double doors onto decking area.

Utility Room (8' 3" x 5' 10") or (2.52m x 1.79m)

With a small range of fitted units, plumbing for washing machine and space for dishwasher. Laminate flooring.

W.C. (5' 10" x 2' 9") or (1.79m x 0.84m)

Fitted with a WC & vanity wash hand basin. Laminate flooring.

Stairs & Landing

Carpeted stairs with a turn leading to a spacious landing with access to all first floor rooms and under eaves storage cupboard.

Bedroom 1 (17' 6" x 14' 8") or (5.34m x 4.47m)

Fitted with a range of fitted units to include, wardrobes, dressing tables, bedside tables and storage cabinets. Fitted Carpet and Window to rear.

En Suite (7' 0" x 5' 9") or (2.14m x 1.74m)

With Shower cubicle, Vanity wash basin & WC. Fully tiled walls & wood effect tiled floor. Window to rear.

Bathroom (10' 6" x 9' 3") or (3.19m x 2.81m)

Fitted with a bath with extra large bath with tile surround. Shower Cubicle, WC & Wash

hand basin. Fully tiled walls & floor. Window to rear.

Bedroom 2 (11' 5" x 11' 8") or (3.47m x 3.56m)

With fitted wardorbe to one wall & window to front. Fitted Carpet.

Bedroom 3 (11' 8" x 11' 5") or (3.56m x 3.47m)

With fitted wardrobe to one wall & range of fitted storage units. Window to rear & fitted carpet.

Bedroom 4 (14' 4" x 11' 7") or (4.36m x 3.54m)

with window to front & fitted capret.

External

Frontage is blocked paved with parking for approximately 5 cars.

Enclosed rear garden laid mainly to lawn with 2 x Decking areas, Paved Patio area & flower beds.

Wooden chalet style storage shed.

Services

Mains electricity, mains water, mains gas, mains drainage

