



## Swyn Y Nant, £400,000

- 4 Bedroom Detached
- Garage And Drive Way
- Modern Throughout
- Hot Tub And Garden Bar
- Front And Rear Garden
- EPC Rating: C



 4  2  2



## About the property

An immaculately presented 4 bedroom detached house offered for sale. Situated in Tonyrefail, a village in Rhondda Cynon Taf, Wales, which features a variety of community amenities, primarily centered around leisure and local services. Key facilities include the Tonyrefail Leisure Centre with a swimming pool, gym, and indoor sports courts (netball, badminton, squash). The area has a strong community feel, offering local shops, schools, and proximity to green spaces, while being located near larger nearby attractions like Zip World Tower.

The accommodation briefly comprises; entrance hall, cloakroom, lounge, kitchen/ diner and utility room to the ground floor. To the first floor there are 4 bedrooms master with en-suite and a family shower room. To the outside there is a front and rear garden. This ideal family home further benefits; gas central heating, is modern throughout, garage, drive way and extras included are a hot tub and garden bar ideal for entertaining.

Please call Peter Alan to arrange a viewing or request a viewing 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Cloakroom

Wash hand basin and w.c.

#### Lounge

20' 4" max x 13' max ( 6.20m max x 3.96m max )

#### Kitchen/Diner

28' 4" x 12' 5" ( 8.64m x 3.78m )

#### Utility Room

8' 1" x 5' 1" ( 2.46m x 1.55m )

Boiler housed



## First Floor

### Landing

Loft access.

### Bedroom One

12' max x 10' 9" max ( 3.66m max x 3.28m max )  
Fitted wardrobes

### En-Suite

Shower unit, wash hand basin and w.c.

### Bedroom Two

13' 3" max x 11' 5" max ( 4.04m max x 3.48m max )  
Fitted wardrobes

### Bedroom Three

9' 8" x 7' 8" ( 2.95m x 2.34m )

### Bedroom Four

8' 8" x 8' 3" ( 2.64m x 2.51m )

### Shower Room

Shower unit, wash hand basin and w.c.

### Outside

### Garage

17' 5" x 8' 2" ( 5.31m x 2.49m )  
Up and over door to access and electricity supply.

### Front & Rear Garden

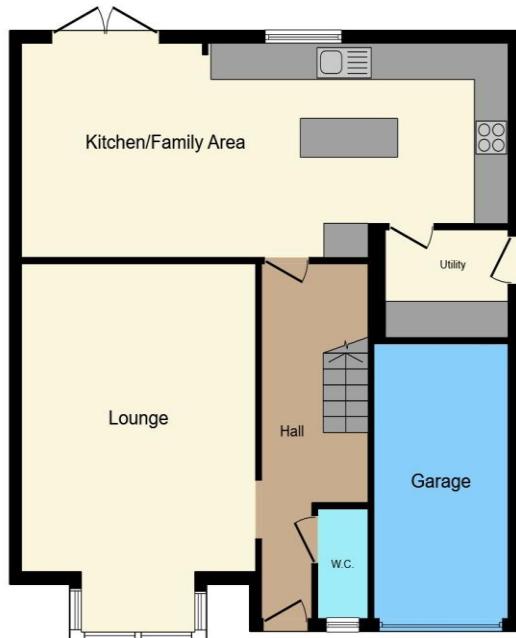
A drive way creating off road parking to the front and to the rear a fully enclosed garden with outbuilding currently used as a bar to remain and hot tub to remain.

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## Floorplan



Ground Floor



First Floor

Total floor area 135.2 m<sup>2</sup> (1,456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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