



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.

01443 222851

talbotgreen@peteralan.co.uk



Floorplan



Ground Floor



First Floor

Total floor area 135.2 m² (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



Important Information

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