

5 2 3 2

5 Bedroom Detached House - 1392 ft²

25 Maes Yr Ysgol,

Ystradgynlais, Swansea, SA9 1FR

£395,000











Set within Maes Yr Rhos—an exclusive development tucked away just off Brecon Road—this beautifully presented executive-style five-bedroom detached property offers contemporary architecture in a semi-rural setting. Only around a year old, the ground floor layout features two reception rooms, a generous cloakroom, and a utility room off the kitchen/diner. Upstairs, the property accommodates five bedrooms, a family bathroom and an ensuite. The property includes a generous rear garden paired with a private driveway and a detached single garage. Located close to riverside walks, the Ystradfawr Nature Reserve, local primary school, and convenience store, it combines modern-build living with a convenient location.

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 Powys 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
Composite door with a glazed panel to front. LVT flooring. Radiator.

Lounge *4.93 m x 3.24 m (16'2" x 10'8") approx*
Window to front. Radiator.

Sitting Room *2.81 m x 2.58 m (9'3" x 8'6") approx*
LVT flooring. Windows to front and side. Radiator.

Cloakroom *1.95 m x 1.50 m (6'5" x 4'11") approx*
Wash hand basin and w.c LVT flooring. Partly tiled walls.

Kitchen/diner *2.55 m x 8.17 m (8'4" x 26'10") approx*
Fitted to the kitchen area with a range of wall and base units with Quartz worksurfaces. Integrated are a dishwasher, fridge, freezer, a four ring gas hob, electric oven and stainless steel hood. LVT flooring. Two windows to rear. French doors to rear from the dining area. Two radiators.

Utility *1.98 m x 2.04 m (6'6" x 6'8") approx*
Worksurface. One base unit and one wall unit housing the gas boiler servicing the central heating and hot water. Plumbed for automatic washing machine. uPVC half double glazed door to side. Radiator.

Upper Floor - Landing
Two built in storage cupboards. Loft access.

Bedroom 1 *4.33 m x 3.47 m (14'2" x 11'5") max approx*
Built in wardrobes with mirror doors. Window to front. Radiator.

En suite *1.67 m x 1.83 m 5'6" x 6'0" approx*
Tiled shower cubicle, wash hand basin and w.c. Heated towel ladder. Window to front.

Bedroom 2 *2.62 m x 3.04 m (8'7" x 10'0") approx*
Window to rear. Radiator.

Bedroom 3 *3.37 m x 2.62 m (11'1" x 8'7") approx*
Built in cupboard/wardrobe. Window to front. Radiator.

Bedroom 4 *2.82 m x 2.75 m (9'3" x 9'0") approx*
Window to rear. Radiator.

Bedroom 5 *2.67 m x 2.14 m (8'9" x 7'0") approx*
Currently used as a study. Window to rear. Radiator.

Family bathroom *2.26 m x 1.87 m (7'5" x 6'2") approx*
Bath with over bath shower. Tiled to bath area. Wash hand basin and w.c. Heated towel ladder. Window to side.

Garage *6.10 m x 3.18 m (20'0" x 10'5") approx*
Detached brick garage with both power and light.

Exterior

To the front a small garden laid to flowers and shrubs. A side driveway leads to the garage.
To the rear there is a stone paved patio with with a wrought iron fence and steps down to the garden.
Enclosed with wooden fencing the garden is laid mostly to lawn with shrubs and a mature Oak tree.
There is a further large stone paved patio and a second smaller one.

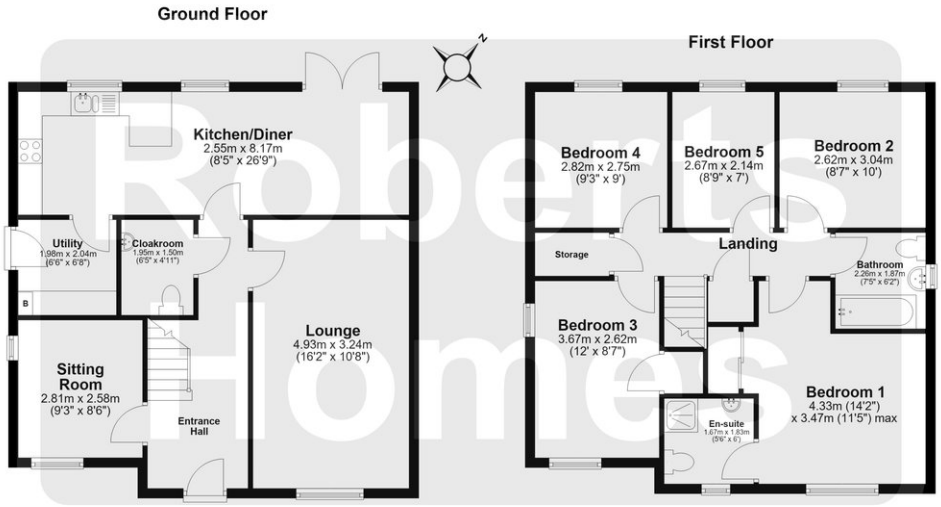


Consumer Protection from Unfair Trading Regulations 2008

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.

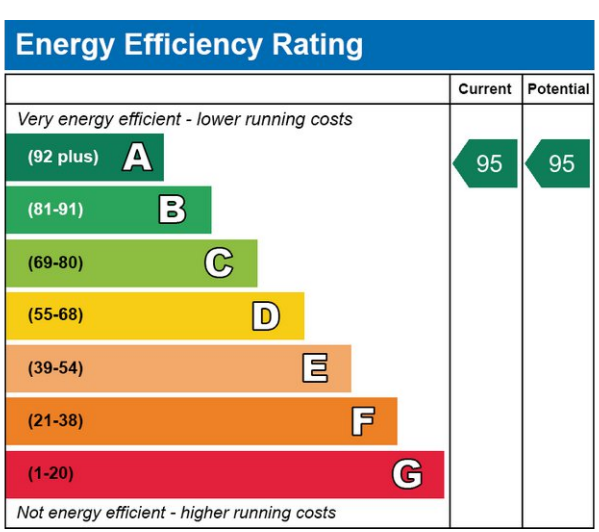
Tenure: Freehold
Council tax band: E (Powys County Council)
Services: Mains gas. Mains water and drainage (advised metered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 129.3 sq. metres (1392.0 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.



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.

Roberts Homes 18 Station Road Swansea Powys 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.