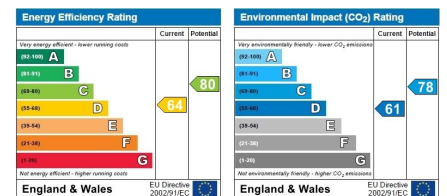


3 Tawe Park, Ystradgynlais SA9 1GU

Offers in the region of £196,000

Extended Four Bedroom Family Home
Sought After Village Location
Utility & Ground Floor Cloakroom
Enclosed Rear Garden
Off Road Parking EPC: D64
Well Presented Throughout



KW/WJ/76007/110620

DESCRIPTION

Popular Sought After Village Location.

An extended family home, situated in a cul de sac location, ideal for a growing family. Having the benefit of gas fired central heating, utility room, ground floor cloakroom and a good size lounge great for family gatherings.

Externally the property features an enclosed rear garden and block built storage shed. The vendor has permission granted to drop the kerb further to accommodate extra parking. Viewing is highly recommended to truly appreciate what this home has to offer.

The village of Ystradgynlais boasts an array of local amenities including schools, shops, restaurants and supermarkets. The village provides access to the neighbouring towns of Pontardawe, Neath and Swansea.
EPC: D64

ENTRANCE HALLWAY

Entered via double glazed door to front, single panel radiator, door to;

CLOAKROOM

Low level WC, wash hand basin.

LOUNGE

22'8 x 11'7 (6.91m x 3.53m)
Double glazed window to front, two single panel radiators, window overlooking the kitchen.

KITCHEN

15'10 x 10'10 (4.83m x 3.30m)
Fitted with a range of wall and base units with worktop over, gas hob with extractor overhead, double eye level electric oven, stainless steel sink and draining board with tiled splashback, space for dishwasher, single panel radiator, coved ceiling, double glazed door to driveway,

double glazed window to rear, opening to;

UTILITY ROOM

8'5 x 7'11 (2.57m x 2.41m)
Base units with worktop over, plumbing for washing machine, laminate flooring, single panel radiator, space for American style fridge/freezer, double glazed window to side.

FIRST FLOOR LANDING

Double glazed window to side, single panel radiator, access to storage loft, doors to;

BEDROOM ONE

12'8 x 10'2 (3.86m x 3.10m)
Double glazed window to front, single panel radiator.

BEDROOM TWO

11'2 x 8' (3.40m x 2.44m)
Double glazed window to side, single panel radiator, laminate flooring.

BEDROOM THREE

10' x 8'4 (3.05m x 2.54m)
Double glazed window to rear, single panel radiator.

BEDROOM FOUR

8'4 x 8' (2.54m x 2.44m)
Double glazed window to front, single panel radiator. Please note there is a boxed area in the bedroom allowing for the headroom for the stairwell, laminate flooring.

BATHROOM

9'5 x 6'7 (2.87m x 2.01m)
Four piece suite comprising low level WC, separate shower enclosure with mains shower with large shower head and a separate hand held shower head, Jacuzzi style bath, wash hand basin with vanity unit, heated towel rail, ceramic tiled walls and floor, double glazed window to side.

EXTERNALLY

The property offers parking to the front with further permission granted from the council for further parking. Gated driveway leads to the rear garden which is enclosed

and mainly laid to lawn with a small patio, **BLOCK BUILT STORAGE SHED - 10'4 x 9'** with double glazed window and door.

SERVICES

We are advised that mains services are connected to the property. Gas fired central heating system.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pontardawe office turn left at traffic lights onto High Street. Continue along until reaching the mini roundabout, go straight ahead and at the roundabout take a left onto the A4067. Continue along the A4067 straight across at the next roundabout, at the following roundabout take the second turning signposted Ystradgynlais. Take the first right onto the B4599 Trawsfordd. At the Junction turn right onto Ynyscedwen Road and continue along until you reach the mini-roundabout. Take a left at the mini-roundabout and continue down into Tawe Park. At the T-Junction turn left and the property is located immediately in front of you highlighted by the John Francis board.