

Floor 1



Floor 2

WEST WALES PROPERTIES CO.UK

Approximate total area[®]
794.91 ft²
73.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains water, electric and sewerage. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'A'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/0724/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

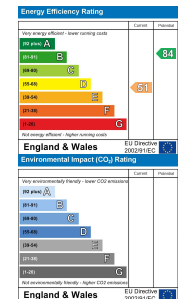
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



33 School Road, Cwmllynfell, Swansea, SA9 2WD

- Traditional Terraced Property
- Two Reception Rooms
- Three Bedrooms
- Good-sized Rear Garden
- Potential off-road Parking For A Small Vehicle At The Rear
- Ideal F.T.B
- Quiet Street Location In a Small Village
- Close To The Brecon Beacons
- EPC RATING E. COUCIL TAX BAND A.



£125,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Situated in the quiet village of Cwmllynfell, we have for sale this three-bedroom, terraced, traditionally built property, which is ideal for a first-time buyer wanting to put their stamp on it. It offers two reception rooms, a downstairs bathroom, and a spacious rear garden with the potential of adding off-road parking at the rear, all situated in a quiet no-through-road area within short driving distance to the Brecon Beacons. Call today to arrange a booking on 01269 596659. EPC rating E.

Accommodation comprises a vestibule, hallway, sitting room/playroom, lounge, kitchen, bathroom, landing and three bedrooms. Externally to the rear, newly laid concrete seating area, oil boiler and tank, outbuilding and the remainder laid to lawn with a second outbuilding and gated access to a rear lane. Potential for off-road parking to be made at the rear.

Clos-Cefn-Brain and Cwmllynfell is a small village on the borders of Neath Port Talbot and Carmarthenshire. It is a bilingual community and offers fantastic natural views of the local countryside.

..AGENTS VIEWING NOTES

KEY INFORMATIONTraditional built property. Water, electric and sewerage mains are connected. Oil central heating boiler is outside, with a tank behind the shed. On-street parking and there is potential off-road parking for a smaller vehicle situated at the rear of the property via rear lane access. For this location, according to Ofcom, this is the following information: Broadband availability- up to Superfast (80 Mbps), Mobile availability- Vodafone, O2 and EE have all limited availability, no Three networks available. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Results for the area within 10 metres of 33, SCHOOL ROAD,

CWMLLYNFELL, SWANSEA, SA9 2WD, high flood risk from surface water and small watercourses. There is no recorded flooding in this area.

BEDROOM 1

BEDROOM 2

BEDROOM 3

VESTIBULE

HALLWAY

SITING ROOM/PLAY ROOM

LOUNGE

KITCHEN

BATHROOM

LANDING



DIRECTIONS

Directions - from our Ammanford office Head southeast on Baptist Ln, turn right toward Ffordd William Walker/A474, at the roundabout, take the 1st exit onto Ffordd William Walker/A474, at the roundabout, take the 2nd exit onto Foundry Rd/A474, continue to follow A474 for 5.0 miles, turn left onto Brynamman Rd/A4069, continue to follow A4069 for 1.7 miles, at the roundabout, take the 2nd exit onto Cwmgarw Rd/A4068, continue to follow A4068 for 2.0 miles, sharp left onto Heol Brynbrain. You will see a sign for School Road straight ahead, follow the road along and the property is situated on the left, number 33.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.