

Floor 1



Floor 2



Approximate total area[®]
794.91 ft²
73.85 m²

(1) Excluding balconies and terraces

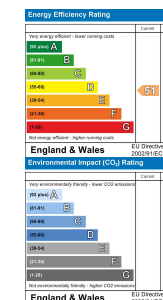
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.