



Gwilym Road, Cwmllynfell, SA9 2GN

Offers In Region Of £275,000



Calow Evans
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Gwilym Road, Cwmllynfell, SA9 2GN

A fantastic opportunity to purchase this unique residence situated in the semi rural village of Cwmllynfell. This large semi detached home has been tastefully refurbished by the current Vendors whilst retaining many features to include high ceilings, inglenook fireplaces and sash windows (which have been upgraded to double glazed).

The accommodation is currently arranged over three floors with potential to convert the lower ground floor to provide further accommodation. The ground floor is currently being utilised as family/guest suite accommodation and offers various uses to include a self contained annexe and more. Externally, there is a driveway to the rear and a pleasant enclosed rear garden with some countryside views. Viewing is essential to appreciate the space this property has to offer.





Accommodation:

Lower Ground Floor:

Storage Room

4.06m x 4.01m (13'4" x 13'2")

Double glazed panelled door, double glazed window to rear, single panel radiator, feature fireplace, opening to:





Storage Area

Utility Room

Double glazed window to rear, fitted with wall & base units, free standing Worcester oil boiler providing domestic hot water & central heating.

Storage Room

4.57m x 3.81m (15'0" x 12'6")

Double glazed window to front.

Bathroom

Storage cupboard, suit comprising panelled bath (currently disconnected from hot water supply) with working electric shower over, WC, wash hand basin, tiled floor.

Ground Floor (Family & Guest Suite Accommodation)

Entrance Hallway

Stairs to main residence, double glazed window to side, Parquet flooring.

Lounge

4.19m x 3.25m (13'9"/13'6" x 10'8")

Double glazed window to front, feature fireplace, Parquet flooring, radiator.

Kitchen

3.58m x 2.67m (11'9"/10' x 8'9")

Double glazed window to rear, fitted with wall and base units, space for cooker, plumbing for dishwasher/washing machine, feature fireplace. Please note, there is no radiator in this room.

Bedroom

4.14m x 3.1m (13'7" x 10'2")

Double glazed window to front, double panel radiator, Parquet flooring.





Bathroom

3.02m x 1.63m (9'11" x 5'4"/4'11")

Double glazed window to rear, heated towel rail, suite comprising panelled bath, with electric shower over, WC, wash hand basin, heated towel rail.

First Floor (Main Residence)

Entrance Hallway

Stable style door to rear, stairs to living accommodation.



Open Plan Lounge/Kitchen/Diner

8.43m x 6.48m (27'8"/17'2" x 21'3")

Four double glazed sash windows to front, two double glazed windows to side & rear, two radiators, log burner set in inglenook fireplace, kitchen fitted with wall & base units, sink & Draining board unit, plumbing for dishwasher/ washing machine, space for cooker, extractor fan over, downlighters to ceiling.

Cloakroom

Double glazed window to rear, WC, wash hand basin.

Second Floor Landing

Single panel radiator.



Master Bedroom

5.21m x 3.28m (17'1"(plus recess) x 10'9"(to chimney breast))

Velux style window, double glazed sash window to front, laminate flooring, freestanding bath, storage cupboard.

Bedroom Two

2.95m x 2.72m (9'8" x 8'11")

Double glazed sash window to front, double panel radiator.

Externally

Gated driveway to rear, enclosed rear garden mainly laid to lawn, Pergola, decked area, three storage sheds.



All measurements are approximate and for display purposes only



Address

38 College Street,
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Office Contact

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