



Walters Road, Cwmllynfell, Swansea, SA9 2FH

Offers In Region Of £175,000



Calow Evans
Estate Agents

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We have great pleasure to present this charming two-bedroom character cottage. Beautifully decorated throughout, the property oozes traditional charm with exposed stone walls and wooden beams, making it an ideal holiday retreat or permanent residence for those who appreciate the peaceful beauty of the Brecon Beacons. The cottage benefits from an open-plan lounge and dining area, a modern, well-equipped kitchen, a first-floor bathroom and a convenient ground-floor WC. Externally, the property boasts a generously sized front lawn with a patio area, which continues along the side of the cottage and leads to a low-maintenance rear garden. This thoughtful layout ensures attractive views from all areas of the home.





Lounge

5.05m x 6.15m (16'7"/12'1/5'9 x 20'2"/17'2")

Pvc front door, double glazed french doors and a double glazed window to side, two double panelled radiators. Exposed stone feature wall, open stone fireplace with electric heater, downlighters , laminate flooring and two understairs storage cupboards.

Kitchen

3.53m x 2.06m (11'7" x 6'9")

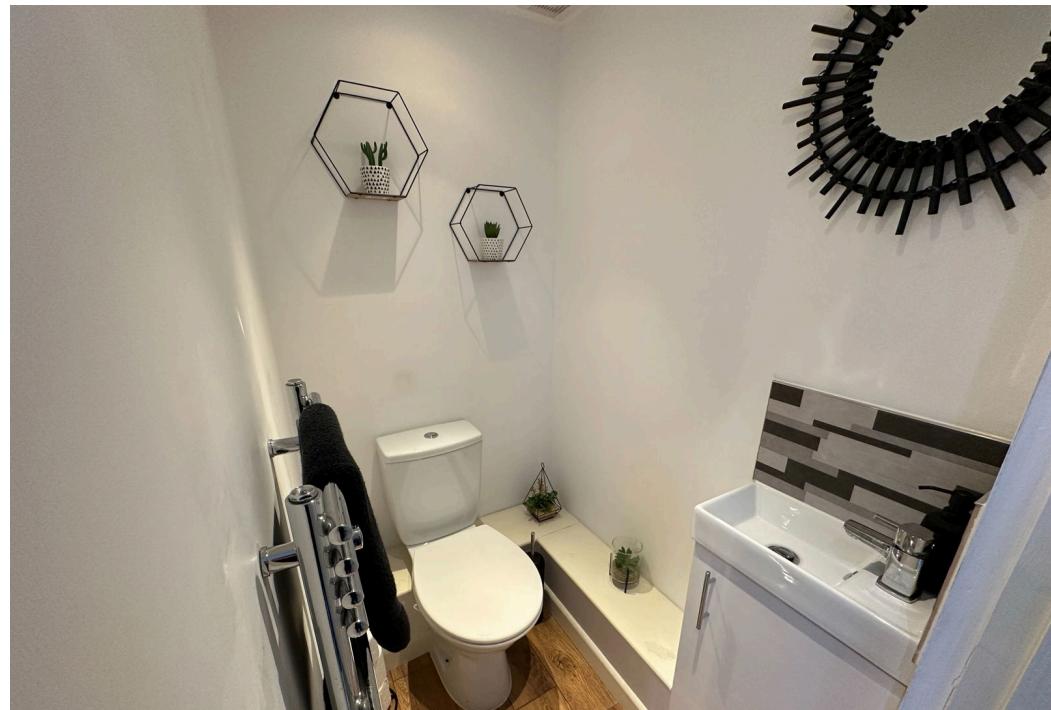
Door to side, two double glazed windows to rear, two velux windows, downlighters. A range of wall and base units with a integrated fridge and freezer, Gas hob and electric oven with extractor over.

WC

1.32m x 0.99m (4'4" x 3'3")

WC, wash hand basin, heated towel rail, Laminate floor.





Bedroom 1

2.16m x 5.05m (7'1" x 16'7"/11.8")

Original wood floor and exposed beams to ceiling. Two double glazed windows to front, double panelled radiator.

Bedroom 2

3.43m x 2.06m (11'3" x 6'9")

Laminate flooring and exposed beams to ceiling, Velux windows above and two double glazed windows to rear, double panelled radiator, cupboard over the stairs housing gas boiler.

Bathroom

2.18m x 1.96m (7'2"/5'5 x 6'5"/4'6")

Freestanding bath with shower over, WC, Wash hand basin in vanity unit, double panelled radiator with heated towel rail. Double glazed window to side.



Outdoor Utility Room

Tiled floor, mains electric, plumbing for washing machine.

Externally

Generous size lawn to front with a patio area to the french doors , patio slabs to the side of the property leading to a low maintenance rear garden which leads to off road parking for two cars.

Services

We are advised that mains services are connected. LPG gas central heating.



Tenure

Freehold

Council Tax

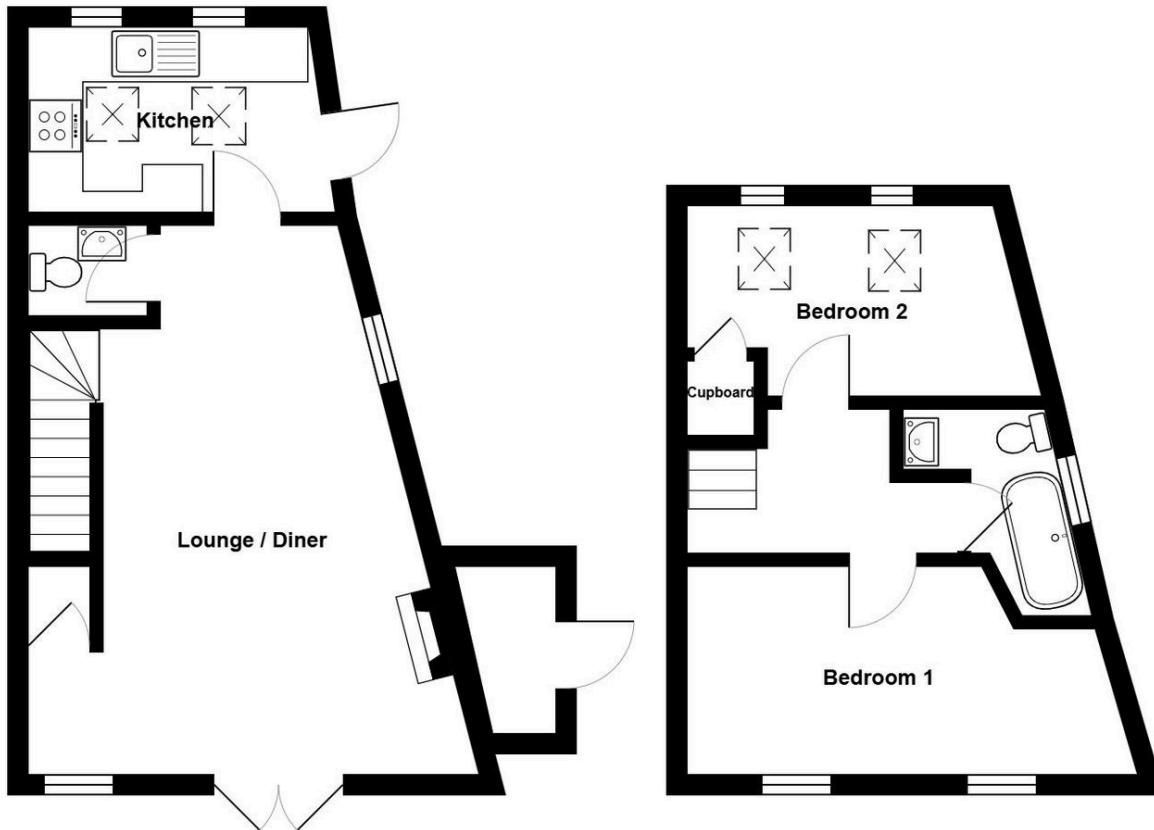
Band A

Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.







All measurements are approximate and for display purposes only



Address

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