



House - Semi-Detached (EPC Rating: F) Freehold

HEOL RHYD DDU FACH, CWMLLYNFELL, SWANSEA, SA9 2WB

Offers In The Region Of

£164,950

3 Bedroom House - Semi-Detached located in Swansea

Thomas & Thomas are delighted to offer For Sale this Well Presented Semi Detached House located in the small village of Cwmllynfell offering local amenities with further shopping, leisure, schools and transport links in Pontardawe and Ammanford approximately 7-9 miles away. The accommodation comprises, entrance hall, lounge, dining room, kitchen, utility room and cloakroom located on the ground floor with 3 bedrooms and shower room on the first floor. The property benefits from oil central heating and uPVC double glazing. Externally there is side driveway leading to detached garage with ample parking leading to a private level rear garden.

Freehold. Council Tax Band - B. EPC - F36. NO ONWARD CHAIN. VIEWING RECOMMENDED.

Ground Floor

With front entrance door leading into...

Entrance Hall

With radiator and stairs to first floor

Dining Room

3.15 x 3.51 (10'4" x 11'6")

With radiator, textured and coved ceiling, opening leading into Lounge and window to the front of the property

Lounge

4.00 x 3.95 (13'1" x 12'11")

With radiator, fireplace, 2 alcoves, under stairs cupboard and window to the rear of the property.

Kitchen

2.99 x 2.54 (9'9" x 8'3")

With a range of modern base units, electric cooker point with free standing cooker, wine rack, part tiled walls, tiled floor, radiator, coved ceiling and window to the side of the property.

Utility Room

2.53 x 2.34 (8'3" x 7'8")

With base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating and window to the side of the property.

Cloakroom

1.12 x 1.03 (3'8" x 3'4")

With low level flush WC and window to the rear of the property.

First Floor

Landing area.

Bedroom 1

3.94 x 2.53 (12'11" x 8'3")

With radiator, textured and coved ceiling and window to the front of the property.

Bedroom 2

3.14 x 2.89 (10'3" x 9'5")

With radiator, textured and coved ceiling and window to the rear of the property.

Bedroom 3

3.03 x 2.2 (9'11" x 7'2")

With radiator, coved ceiling, hatch to roof space and window to front of the property.

Shower Room

3.0 x 2.55 (9'10" x 8'4")

With low level flush WC, vanity unit with inset pedestal wash hand basin, large shower cubicle with electric shower, fully tiled walls, radiator and window to the side of the property.

External

Front: Enclosed gated front garden area mainly laid to lawn with path leading to front entrance door. Side Driveway leading to Detached Garage.

Rear: Private level rear garden area with patio, outbuildings and lawned area.

Council Tax

- Band B

Services

Mains electricity, water and drainage. Oil Tank.

TENURE

Freehold



NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

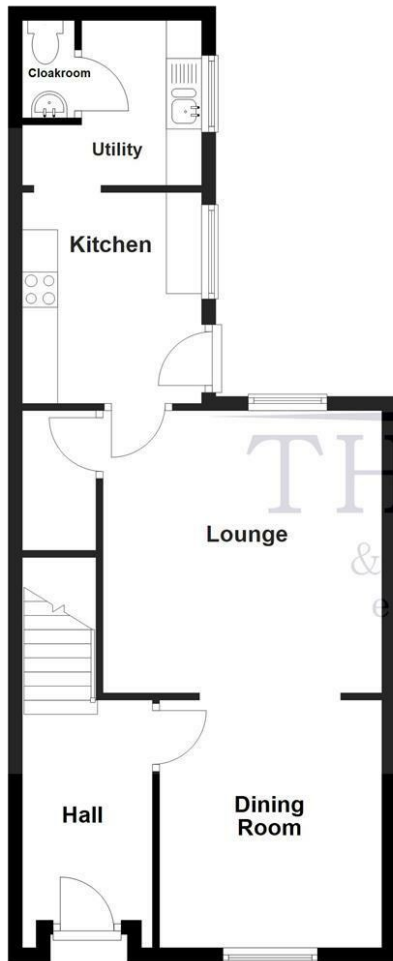
By appointment with the selling agents on 01269 597949 or e-mail on ammanford@thomasandthomas-property.co.uk

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Ground Floor



First Floor



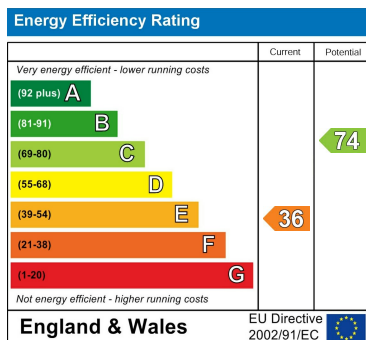
Council Tax Band

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Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

