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10 Heol Daniel
Cwmllynfell
Swansea
SA9 2FX

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Asking price **£160,000**

A lovingly maintained and beautifully presented semi detached family home, situated in the peaceful village of Cwmllynfell and offering spacious accommodation for a growing family.

An attractive semi detached family home

Nestled within the peaceful village of Cwmllynfell

Within walking distance to local parks, shops and cafe's

Less than a ten minute drive to the popular nearby town of Ystradgunlais

Two reception rooms please impressive sized kitchen/breakfast room

Two double bedrooms to the first floor plus large attic conversion room accessed via a fixed staircase

New UPVC windows and external doors

Driveway off road parking

Large, level, enclosed private rear garden





Purchased back in 2018 by the current vendors and needing considerable refurbishment at the time, this attractive semi detached property has since undergone significant internal improvements, making it an ideal purchase for the first time buyer.

The property is entered via a modern composite and glazed panel door into a light and inviting entrance hallway, laid to laminate wood flooring. There is a window to the foot of the stairs providing ample natural light and doorways give access to the two reception rooms and kitchen/breakfast room.

The reception room to the front of the property lends itself to be used for a number of uses.

The current vendors utilise the space as a playroom/dining room, with a large window to the front overlooking the front garden aspect. The room benefits from

laminated wood flooring and a focal feature electric fireplace is positioned on one wall, with ornate sandstone surround.

The second reception room is currently used as the main living room. The living room features fitted carpet flooring, a focal feature electric fireplace to one wall, with ornate wood surround and marble mantle and a set of sliding patio doors to the rear provide light, access and views of the garden.

The kitchen/breakfast room benefits from a significant extension, added prior to the current vendors purchasing. It now offers an area fitted with a breakfast bar, suited to house a dining table and chairs and gives access to the useful understairs storage cupboard.

There is a window to the side and laminated wood flooring laid. Leading off the breakfast area, the extension opens into the kitchen, fitted with a matching range of base and wall mounted units. It offers space for four white goods, space for

fridge/freezer, a stainless steel sink unit positioned below the large rear window, integrated eye level double oven and four burner electric hob. The kitchen has full ceramic tiled flooring, a further window to the front and two external doors to either side, giving access to the side driveway and rear garden.

To the first floor the landing gives access to two double sized bedrooms, the family bathroom and a second fixed staircase within the previous third bedroom. Both the bedrooms on the first floor feature an abundance of built in wardrobe storage and large windows.

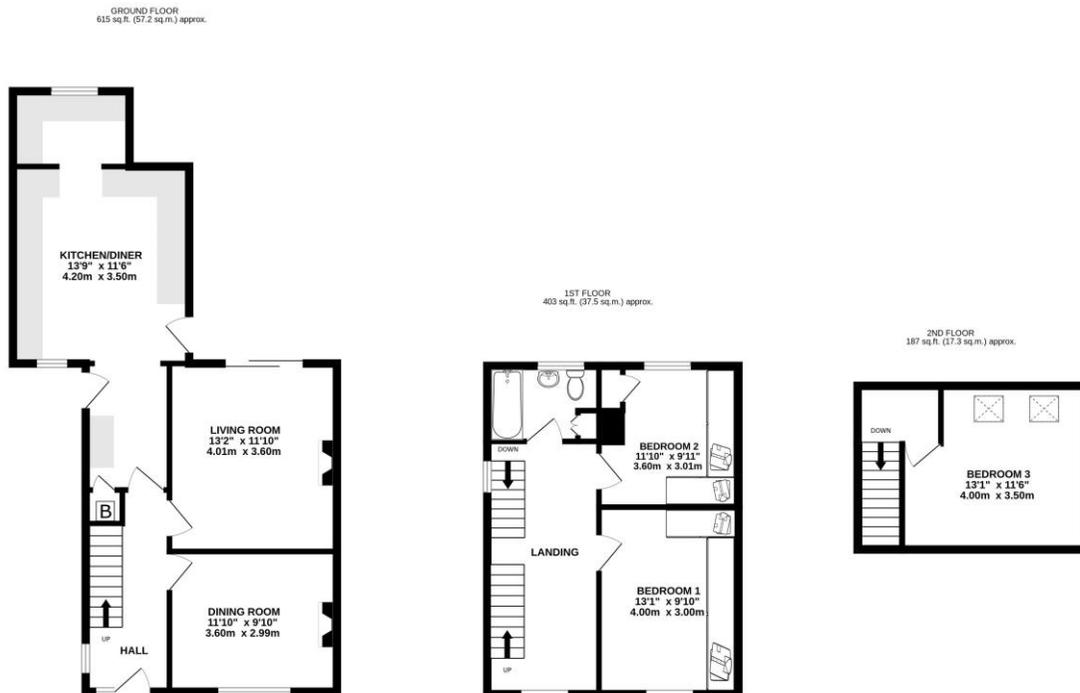
Bedroom one has fitted carpet flooring and bedroom two has laminated wood flooring laid.

The family bathroom has been fitted with a white contemporary three piece suite comprising; panel bath with an electric shower unit fitted, low level WC and a vanity wash hand basin with cupboard storage below. The toilet and sink unit are housed within a hidden cistern. There is an obscure glazed window to the rear, Perspex cladding to walls and vinyl fitted flooring. The original single third bedroom has now been utilised to create a walkway to give access to a second fixed staircase.

The walkway comfortably allows for free standing furniture and makes an ideal area for a home office. The fixed staircase leads up to the second floor attic conversion room, with made to measure door for privacy. The room is currently used as a third double bedroom, with laminated wood flooring laid, two velux windows, plumbed heating and access to generous eaves storage.

Outside to the front of the property, galvanised double gates open onto a driveway area, allowing for off road parking for one car. The driveway has the potential to be extended by width if the new purchaser needs additional off road parking. The remaining garden to the side offers a mixture of mature plants and shrubs, cleverly disguising the oil tank within the corner.

To the rear of the property, the large level enclosed garden provides a generous paved patio area, with a large section of garden being mainly laid to lawn. The lawned area is bordered by mature plants and shrubs, with a stepping stone pathway leading to a good sized block built summer house, currently only used for storage. A pathway down one side of the garden leads to the rear boundary, with a gate allowing access to another level area of unclaimed land. The vendors (as like their neighbours) use this area to house a timber garden shed.



TOTAL FLOOR AREA: 1205 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplan C2024



Directions

SATNAV USERS SA9 2FX

Tenure

Freehold

Services

Water, Electric and Drainage

Council Tax Band B

EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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English | [Gwynedd](#)

Energy performance certificate (EPC)

Property address	Property type	Property class	Property use
	D		

Property type: Semi-detached house
Total floor area: 110 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

Energy rating and score

This property's energy rating is **D**. It has the potential to be **C**.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	10 D	75 C
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

