



**45 Gwilym Road, Cwmllynfell, Swansea, SA9 2GN**

**Offers in the region of £160,000**

A deceptively spacious semi detached house set the village of Cwmllynfell, close to local amenities including a Primary school, chemist and shop and less than 5 miles from Ystradgynlais and 9 miles from Ammanford.

Accommodation comprises 5 reception rooms, kitchen, utility room, downstairs bathroom, conservatory, 3 double bedrooms and first floor bathroom and dressing room. The property is in need of some updating and benefits from oil central heating, mostly uPVC double glazing and rear gardens.

## Ground Floor

uPVC double glazed entrance door into

### Entrance hall

with stairs to first floor and radiator.

### Lounge

15'2" x 9'11" (4.62m x 3.02m)



with tiled fireplace, radiator, textured ceiling and uPVC double glazed window to front.

### Sitting Room

14'11" x 9'8" (4.57 x 2.96)



with electric fire in feature surround, radiator, laminate floor, textured and covered ceiling uPVC double glazed window to front and opening to

## Dining Room

7'0" x 17'2" (2.15 x 5.25 )



with radiator, laminate floor covered ceiling and aluminium framed patio doors to kitchen.

## Kitchen

8'10" x 14'0" (2.7 x 4.27)



with range of wall and base units, one and a half bowl sink unit with mixer taps, electric cooker point, extractor fan, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator, textured and covered ceiling, roof window and uPVC double glazed window to rear. uPVC double glazed door to conservatory.

## Conservatory

10'3" x 13'10" (3.14 x 4.22)



with laminate floor, polycarbonate roof, uPVC double glazed windows and uPVC double glazed French doors to rear.

## Inner hall

## Boiler Room

with freestanding oil boiler providing domestic hot water and central heating, tiled floor and window to rear.

## Walk In Cupboard

with slatted shelving and plumbing for automatic washing machine.

## Utility Room

7'0" x 9'1" (2.15 x 2.79)



with wall and base units, space for tumble dryer, coat hooks, tiled floor and textured ceiling.

## Bathroom

9'4" x 8'7" (2.85 x 2.64)



with low level flush WC, panelled bath, pedestal wash hand basin, level access shower enclosure with electric shower, coved ceiling, radiator and uPVC double glazed window to rear.

## Front Reception Room

17'1" x 9'1" (5.23 x 2.79)



with electric fire in feature fireplace, radiator, laminate floor, uPVC double glazed window to front, uPVC double glazed door to front and sliding doors to

### Rear Reception Room

17'2" x 9'1" (5.24 x 2.79)



with laminate floor, radiator and roof window.

### First Floor

#### Landing

with hatch to roof space, radiator, textured ceiling and window to rear.

#### Bedroom 1

9'3" x 13'10" (2.82 x 4.24)



with radiator, textured and covered ceiling and 2 uPVC double glazed windows to front.

### Bedroom 2

11'7" x 10'6" (3.54 x 3.22)



with radiator, textured ceiling and uPVC double glazed window to front.

### Bedroom 3

17'2" x 9'2" (5.25 x 2.81)



with radiator, textured ceiling and uPVC double glazed windows to front and rear.

## Bathroom

7'2" x 7'11" (2.19 x 2.42)



with low level flush WC, vanity wash hand basin with cupboards under, panelled jacuzzi bath with shower over, waterproof wall boards, radiator, built in cupboard with slatted shelving and mirror fronted sliding doors, uPVC double glazed window to rear.

## Dressing Room

4'0" x 6'7" (1.24 x 2.01)

with radiator, pedestal wash hand basin, textured ceiling and uPVC double glazed window to rear.

## Outside



Paved patio area to rear, steps down to uncultivated garden. Fish pond, timber shed, 2 block built sheds and outside tap.

## Services

Mains water, electricity and drainage. Oil central heating.

## Council Tax

Band B

## Agents Note

This property has rear access via neighbouring property (43)

## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to the village of Gwaun Cae Gurwen. Turn left for Brynamman and continue to travel through the village to the mini roundabout at the top of the hill. Turn right and travel a further 2 miles or so into the village of Cwmllynfell and the property can be found on the left hand side, identified by our For Sale board.

## NOTE

There is a pedestrian right of way to the rear of the property alongside number 43.

GROUND FLOOR

1ST FLOOR



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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
	<b>43</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.