









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, and opening to

# **Dining Room**

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



with radiator, laminate floor coved 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 coved ceiling, radiator, laminate floor, textured and coved roof window and uPVC double glazed ceiling uPVC double glazed window to front window to rear. uPVC double glazed door to conservatory.

# Conservatory

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



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



with laminate floor, polycarbonate roof, with low level flush WC, panelled bath, 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.

uPVC double glazed windows and uPVC 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)



**Bedroom 2** 11'7" x 10'6" (3.54 x 3.22)



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 coved ceiling and 2 uPVC double glazed windows to front.

with laminate floor, radiator and roof 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 travelle 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.

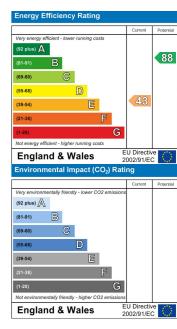
#### **NOTE**

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

GROUND FLOOR 1ST FLOOR







#### Please note:

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