



4a Lewis Avenue, Cwmllynfell, Swansea, SA9 2GR

Offers over £300,000

A well presented 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 entrance hall, lounge, dining room, kitchen, downstairs WC, 4 bedrooms one with en suite and family bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for numerous cars, detached garage and enclosed front and rear gardens.

Ground Floor

Composite entrance door to

Entrance Hall

with stairs to first floor, under stairs storage, built in cupboard, radiator and laminate floor.

Downstairs WC

6'2" x 3'4" (1.89 x 1.02)

with low level flush WC, vanity wash hand basin, radiator, part tiled walls and uPVC double glazed window to side.

Lounge

24'2" into bay x 9'7" inc to 11'1" (7.39 into bay x 2.93 inc to 3.39)



with electric wall mounted fire, laminate floor, 2 radiators and 2 uPVC double glazed windows to side, bay window to front and Patio doors to rear.

Dining Room

13'11" x 6'8" (4.26 x 2.04)



with radiator and uPVC double glazed window to front.

Kitchen

7'9" x 13'4" (2.37 x 4.08)



with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, quartz effect worktops, induction hob, tile splash back, extractor over, built in oven, Hotpoint integrated fridge/freezer, washing machine, free standing oil boiler providing domestic hot water and central heating, part tiled walls, laminate floor, plinth heater, downlights and uPVC double glazed window and door to rear.

First Floor

Landing

with hatch to roof space

Bedroom 1

11'3" x 12'3" (3.43 x 3.74)



with radiator and uPVC double glazed window to side and rear.

En Suite

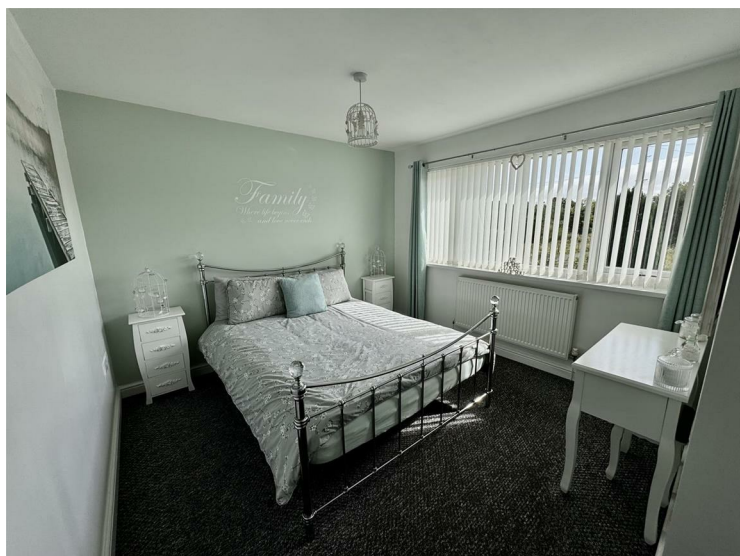
5'1" x 5'4" (1.57 x 1.63)



with low level flush WC, vanity wash hand basin, shower cubicle with mains shower, part tiled walls, radiator, extractor fan and uPVC double glazed window to rear.

Bedroom 2

10'7" x 12'3" max (3.23 x 3.75 max)



with radiator and uPVC double glazed window to front.

Bedroom 3

13'1" x 6'10" (4.01 x 2.09)



with radiator and uPVC double glazed window to front.

Bedroom 4

5'6" x 8'1" (1.68 x 2.47)



with radiator and uPVC double glazed window to front.

Bathroom

8'5" x 3'6" (2.57 x 1.09)



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 take the second left onto Lewis Avenue and the property can be found on the right hand side at the bottom of the road.

with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, part tiled walls, extractor fan, heated towel rail and uPVC double glazed window to rear.

Outside

with wrought iron enclosed gravelled garden to front, paved driveway for numerous cars leading to detached garage and side access to rear garden with gravelled area, decking area, lawned garden with mature shrubs and trees and outside tap.

Detached Garage

19'7" x 9'10" (5.97 x 3)

with up and over door, power and light connected and uPVC double glazed door to side.

Services

Mains electricity, water and drainage.

Council Tax

Band D

NOTE

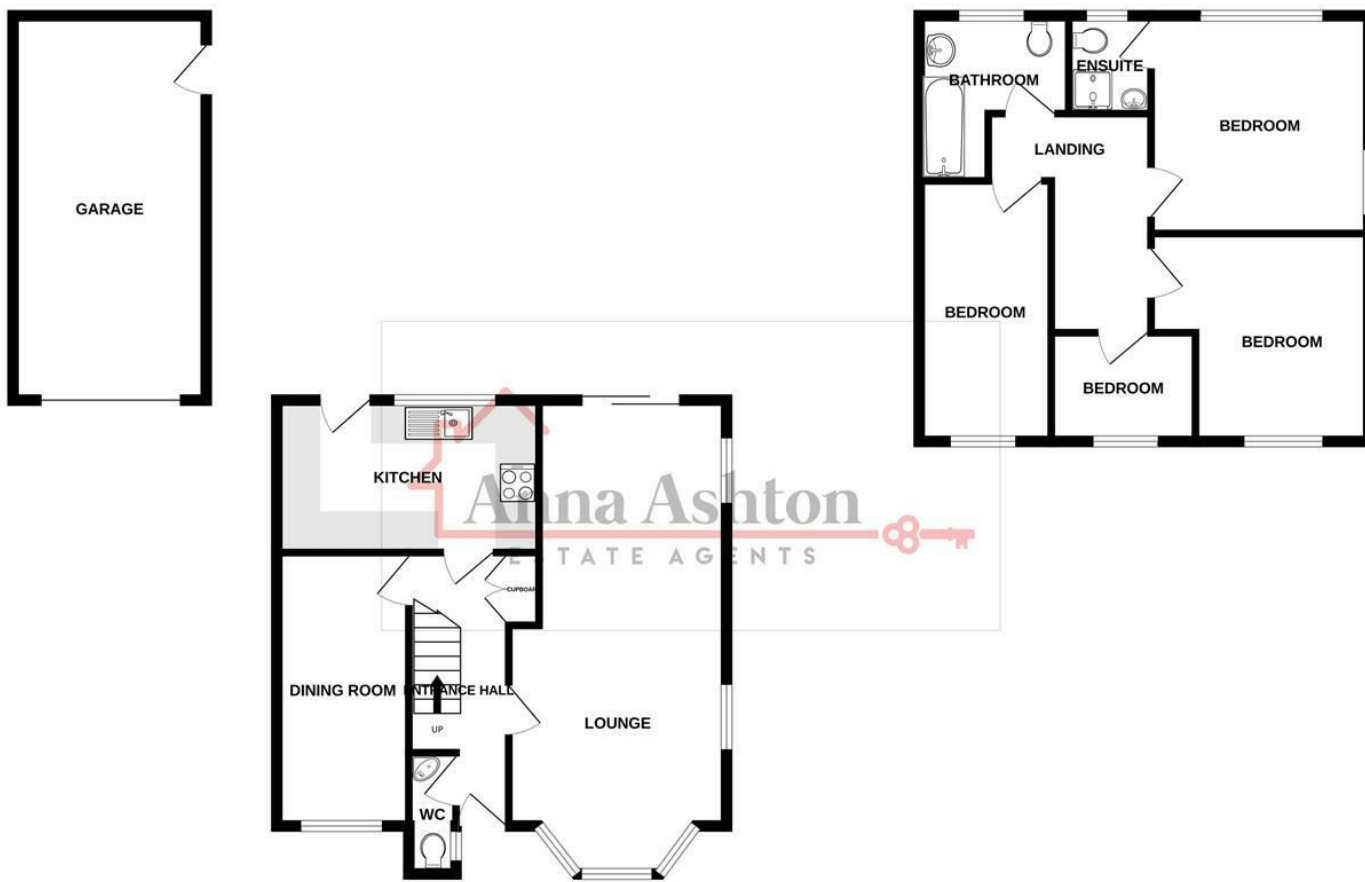
All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road.

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.
Made with Metropix ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

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