



108 Brynbrain Estate, Cwmllynfell, Swansea, SA9 2WH

Offers in excess of £99,999

A semi detached house set on a side road in the village of Cefnbrynbrain approx 9 miles from Ammanford and Pontardawe town centres with their wider range of facilities. Accommodation comprises entrance hall, lounge, sitting room, kitchen, bathroom, separate WC, 3 bedrooms and upstairs WC. The property benefits from solid fuel central heating, uPVC double glazing, off road parking for 1 car and side and rear gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs storage and radiator.

Sitting Room

12'0" x 8'6" (3.66 x 2.60)

with feature fireplace in stone surround, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to rear.

Lounge

12'0" x 12'7" (3.67 x 3.84)



with tiled fireplace, 2 alcove cupboards, radiator, laminate floor, textured and coved ceiling and uPVC double glazed window to rear.

L Shape Downstairs Bathroom

6'3" max x 4'11" max (1.92 max x 1.50 max)

with vanity wash hand basin, panelled bath with electric power over, radiator, part tiled walls, tiled floor, textured ceiling, extractor fan and uPVC double glazed window to front.

L Shape Kitchen

12'4" max x 11'3" max (3.76 max x 3.45 max)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to front and side.

Hall

2'11" x 5'6" (0.89 x 1.68)

with hatch to roof space, textured and coved ceiling and uPVC double glazed door to side.

Downstairs WC

2'11" x 5'5" (0.89 x 1.66)



with low level flush WC, vanity wash hand

basin, part tiled walls, radiator, textured and covered ceiling and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space and covered ceiling.

Bedroom 1

11'11" x 13'2" (3.64 x 4.03)



with built in cupboard, radiator and uPVC double glazed window to rear.

Bedroom 2

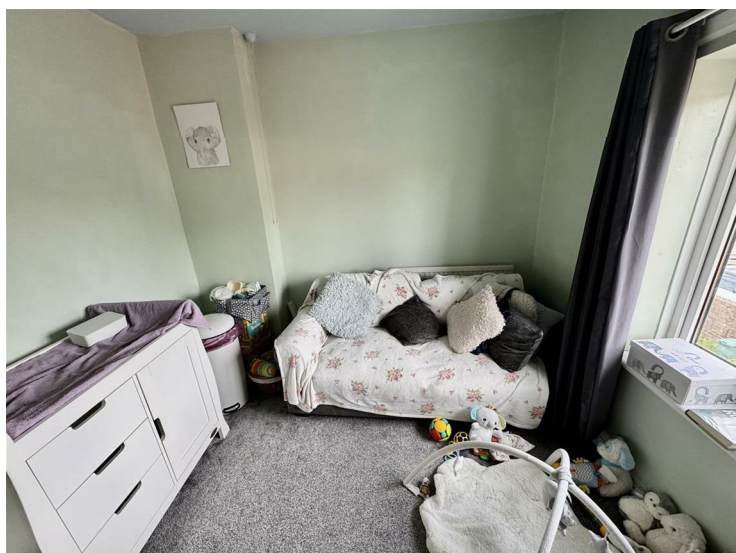
12'0" x 10'2" (3.66 x 3.10)



with radiator, covered ceiling and uPVC double glazed window to rear.

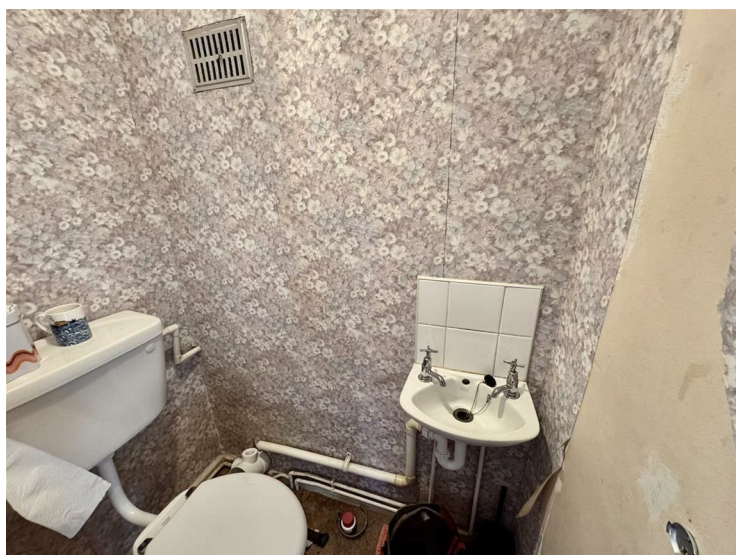
Bedroom 3

6'5" x 10'8" (1.97 x 3.27)



with built in cupboard, radiator and uPVC double glazed window to front.

WC



with low level flush WC and vanity wash hand basin.

Outside



with off road parking for 1 car, lawned garden to front and side leading to rear garden with outbuilding, store shed with

power and light connected and lawned garden.

Services

Mains electricity and drainage. Solid fuel central heating and water metre

Council Tax

Band A

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street then at the T junction turn left onto Pontamman Road. Follow this road for approximately 5 miles into the village of Gwaun Cae Gurwen then turn left for Brynamman. Continue through the village to the roundabout at the top of the hill then turn right. Travel to the village of Cefnbrynbran then after the right hand bend turn left into Heol Brynbrain, follow the road up the hill and continue straight over the roundabout and turn left at the T junction and the property can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE

Only people from Carmarthenshire will be able to purchase this house due to a covenant on the property.

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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		52	
(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.