



**20 Brynbrain Road, Cwmllynfell, Swansea, SA9 2WF**

**Offers in the region of £175,000**

A semi detached house in need of renovation 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 porch, entrance hall, sitting room, lounge, kitchen, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for several cars, garage, side garden and further garage on other side of the road.



## Ground Floor

uPVC double glazed entrance door to

## Porch

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and textured ceiling.

## Sitting Room

12'2" x 9'6" (3.71 x 2.90)



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

## Lounge

10'10" x 15'8" (3.31 x 4.80)



with 2 radiators, textured and coved ceiling and uPVC double glazed patio doors to rear.

## Kitchen

10'2" x 7'1" (3.12 x 2.17)



with range of fitted base and wall units, stainless steel single drainer sink unit with original taps, electric cooker point, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window and door to side.

## First Floor

## Landing

with hatch to roof space and textured and coved ceiling.

## Bedroom 1

12'11" x 10'7" (3.96 x 3.23)



with built in cupboards, radiator, textured and coved ceiling and uPVC double glazed window to front.



## Bedroom 2

11'10" x 11'6" (3.61 x 3.51)



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

## L Shape Bedroom 3

10'0" red to 4'10" x 7'0" red to 3'8" (3.05 red to 1.49 x 2.15 red to 1.12)



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

## Shower Room

8'5" x 5'10" (2.58 x 1.79)



with low level flush WC, pedestal wash hand basin, built in cupboard, shower enclosure with electric shower, part tiled and part Respatex walls, shaver point, radiator, coved ceiling and uPVC double glazed window to rear.

## Outside



with gravelled garden to front, side access to rear garden with outside WC, boiler room with free standing oil boiler providing domestic hot water and central heating, store shed with plumbing for automatic washing machine, potting shed, gravelled gardens, patio area, off road parking for several cars, garage/shed (6.81 x 5.79) with power and light connected, double doors one side and single door, window to side and front. Further garage on the other side of the road.

This property has pedestrian right of way access to the front and rear of the property but can also be accessed via the gate at the bottom of the garden off Brynawelon.

## **Services**

Mains electricity, water and drainage.

## **Council Tax**

Band B

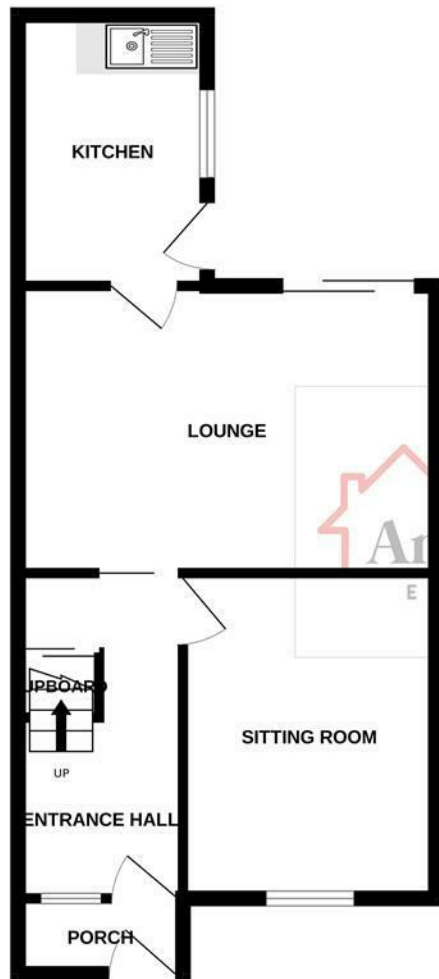
## **NOTE**

All internal photographs are taken with a wide angle lens.

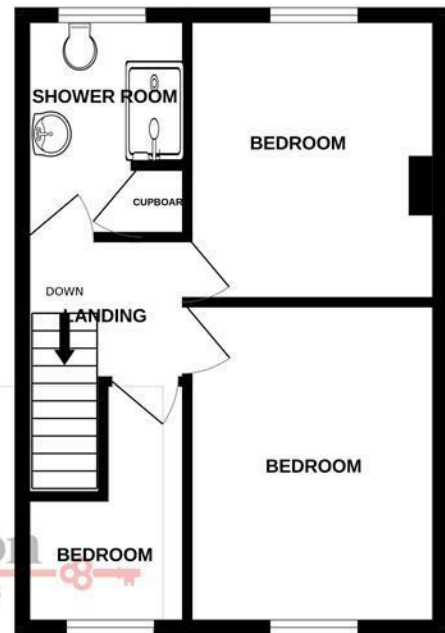
## **Directions**

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 then as you climb the hill turn right onto Brynawelon and the gate to access the parking and garden of the property can be found on the left hand side, identified by our For Sale board.

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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.