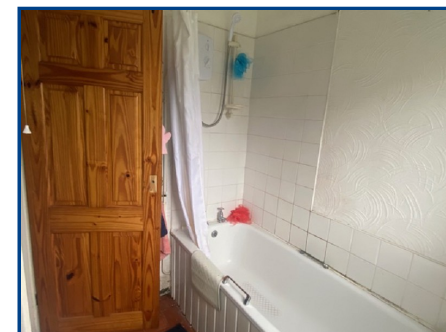
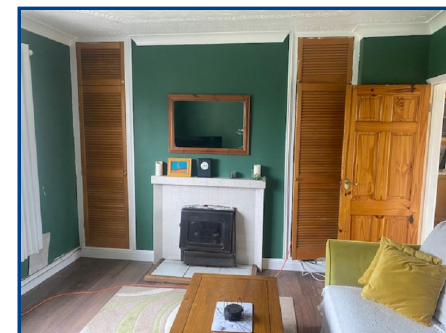


**Brynbrain Estate  
Cwmllynfell  
Swansea.**

Offers Over **£115,000**

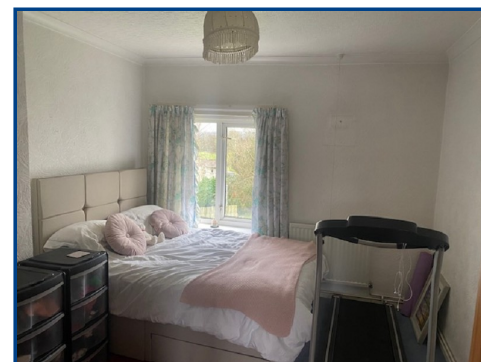
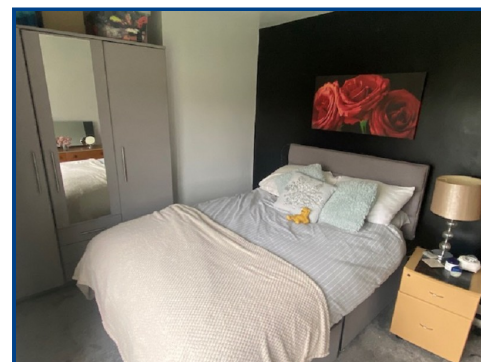


- RURAL LOCATION
- 3 BEDROOM
- GARDEN
- DRIVEWAY PARKING
- CUL-DE-SAC LOCATION
- LOCAL AMENITIES
- COAL CENTRAL HEATING

**General Description**

Situated in the rural location of Cwmllynfell, this spacious 3 bedroom property is nestled away in a cul-de-sac location with driveway and garden with space for a growing family or gatherings. With schools, bus routes and shops near by and only 10 minutes from Ystradgynlais Town.  
**ONLY AVAILABLE**

**EPC Rating: E52**



Viewing: **01639 844 426**

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

Email: [ystradgynlais@ctf-uk.com](mailto:ystradgynlais@ctf-uk.com)

**Important notice**

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Professional Services**

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).



**Property Description**

An opportunity to purchase a spacious home you can grow into, set in a peaceful location on the outskirts of the Black Mountain. Coal central heating system with some modernisation needed, close to local amenities and only 30 minute drive to the M4 corridor for City life.

**Entrance Hall**

Carpet, radiator, half glazed door, under stairs storage, fuse box.

**Bathroom (7' 3" x 6' 3") or (2.22m x 1.91m)**

Tile flooring, bath with over head shower, privacy window to front of property, tile splash back to wet areas, sink, radiator.

**Dining Room (12' 0" x 9' 1") or (3.65m x 2.78m)**

Carpet and tile flooring, radiator, multi fuel burner, window to rear of property.

**Lounge (12' 7" x 12' 6") or (3.84m x 3.82m)**

Laminate flooring, window to rear of property, radiator, multi fuel burner, two cupboards to fireplace recess.

**Kitchen (11' 4" x 12' 4") or (3.45m x 3.76m)**

Vinyl flooring, window to front of property, window to side of property, pantry cupboard, sink, radiator, space for fridge/freezer, space for cooker, plumbing for washing machine, tile splash back, wall and base units.

**W.C. (5' 4" x 2' 11") or (1.63m x 0.90m)**

Vinyl flooring, privacy window to rear, W.C. hand basin, radiator.

**Stairs leading to:**

**Landing (6' 4" x 4' 1") or (1.93m x 1.25m)**

Carpet flooring with window to front of property.

**Bedroom 1 (13' 2" x 11' 11") or (4.01m x 3.63m)**

Carpet flooring, radiator, window to rear of property, cupboard.

**Bedroom 2 (12' 0" x 10' 2") or (3.67m x 3.09m)**

Carpet, radiator, window to rear of property.

**Bedroom 3 (10' 0" x 6' 8") or (3.05m x 2.04m)**

Carpet, radiator, window to front of property, cupboard.

**EXTERIOR**

Driveway with out buildings and lawn garden area to front of property, with large lawn space to side into rear garden.

**Agents Notes**

There is a covenant on this property meaning prospective purchasers must already live within Neath Port Talbot county.

The property is at very low risk of flooding from river, the sea, surface water and small watercourses.

Superfast broadband is available at this property, and mobile coverage is generally good.

**Services**

Mains electricity, mains water, mains drainage, coal central heating

**Tenure**

Freehold

**Council Tax**

A

