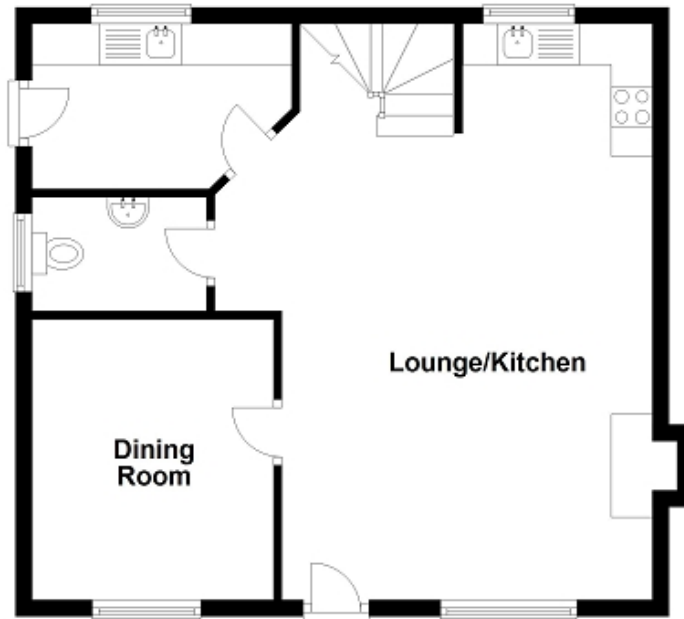
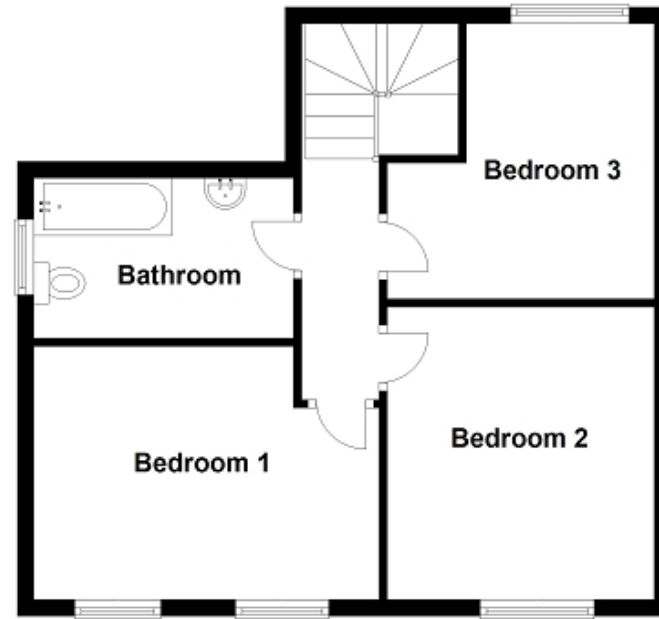


Ground Floor



First Floor



This floorplan is approximate only
Plan produced using PlanUp.

**Ochr Y Waun
Cwmllynfell
Swansea
City And County of Swansea.**

Price **£220,000**



- Rural Location
- Views from the Front & Rear
- Driveway for Two Vehicles
- Ideal Family Home
- Double Fronted
- Mature Garden

General Description

This charming three-bedroom detached house in Ochr Y Waun, Cwmllynfell, features a double-fronted stone exterior, a driveway for three vehicles, and stunning mountain views from the rear. Inside, it offers two reception rooms, a reconfigurable kitchen, utility room, and downstairs WC. The mature garden with a cozy patio adds to its appeal.



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

Important notice

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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.

Property Description

Discover the charm of this beautifully maintained three-bedroom detached house in the desirable Ochr Y Waun area of Cwmllynfell. This double-fronted stone property boasts picturesque views of common land to the front, where cattle and sheep occasionally graze, and a driveway accommodating approximately three vehicles. The mature rear garden offers a serene escape with its lush hedges, shrubs, and plants, complemented by a cozy patio area perfect for outdoor relaxation. Inside, the house is bathed in natural light, featuring two spacious reception rooms, a small kitchen that offers potential for reconfiguration, a practical utility room, and a convenient downstairs WC. Upstairs, you will find three generously sized double bedrooms and a main bathroom, with rear views extending to the beautiful mountainsides, making this an ideal family home.

Located in the tranquil village of Cwmllynfell, the area offers a close-knit community atmosphere with local amenities, schools, and scenic countryside walks. Ochr Y Waun is conveniently situated near the vibrant towns of Ystradgynlais and Ammanford, providing additional shopping, dining, and

entertainment options, as well as excellent transport links to Swansea and the Brecon Beacons National Park.

Lounge

Enter via PVC door into lounge. Laminate flooring, double glazed window to the front, coved ceilings, ceiling light, radiator, log burner with stone effect hearth, surround and mantle, carpeted stairs leading to the first floor landing, opening leading into;

Kitchen

Matching wall and base units with worktops over, integrated electric hobs with extractor fan over, integrated electric oven, stainless steel sink with drainer and mixer tap, space for fridge, space for dish washer with plumbing, tiled splash back, double glazed windows to the rear, coved ceilings, ceiling light, laminate flooring, radiator.

Dining Room

Laminated flooring, double glazed window to the front, ceiling light, coved ceilings, radiator.

Utility

Base units with worktops over, stainless steel sink with drainer and mixer tap, space for washing machine with plumbing, oil boiler,

space for fridge, double glazed window to the rear, coved ceilings, ceiling light, obscure double glazed door to the rear.

W.C.

Comprising of a two piece suite including WC with hand wash basin with mixer tap with tiled splash back, obscure double glazed window to side, safety flooring, ceiling light.

Landing

Carpeted flooring, loft access, ceiling light, door leading into;

Bedroom 1

Carpeted flooring, radiator, two double glazed windows to the front, ceiling light, coved ceilings.

Bedroom 2

Carpeted flooring, coved ceilings, ceiling light, double glazed window to the front, radiator.

Bedroom 3

Carpeted flooring, ceiling light, coved ceilings, radiator, double glazed window to the rear.

Bathroom

Comprising of a three piece suit including bathroom with shower rail and mixer tap with

shower head tiled splash back, sink with pedestal with mixer tap and tiled splash back, WC, lino flooring, radiator, coved ceilings, ceiling light, extractor fan, obscure double glazed window to the side.

External

To the front, there is a block pattern paved driveway for approximately two vehicles with two side access to the rear.

To the rear, there is step leading down to the rear garden. The garden is mostly lawn with a patio area with mature plants and shrubs. The boundary is mostly enclosed.

Services

We have been advised the property is connected to mains water, electric and drainage.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

C

