

**Pen Y Bryn
Cwmllynfell
Swansea.**

Price **£150,000**



- MOUNTAIN WALKS FROM YOUR DOORSTEP
- COUNTRYSIDE VIEWS
- SEMI RURAL LOCATION
- OFF ROAD PARKING & GARAGE
- FRONT & REAR GARDEN
- WELL PRESENTED
- 3 BEDROOMS & 2 RECEPTION ROOMS

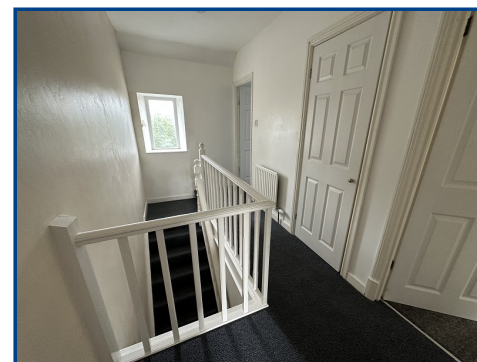
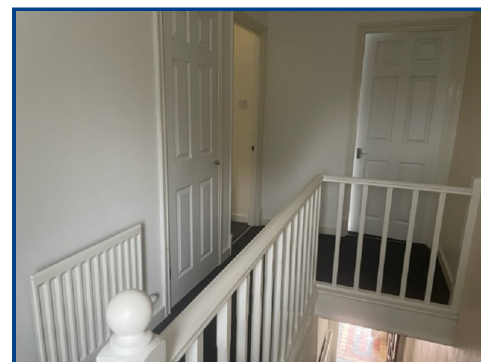
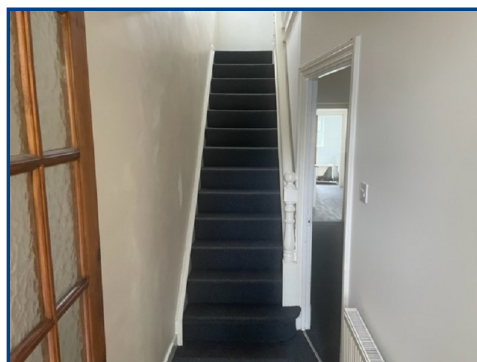
General Description

EPC Rating: E53

NO CHAIN Spacious semi detached property with lovely mountain views to front and countryside walks from your doorstep.

Well presented with 3 double bedrooms, 2 reception rooms and ground floor kitchen and bathroom. Ample off road parking and garage. Front & rear garden. Viewing highly recommended to appreciate size of property and location.

If a peaceful countryside lifestyle is what you're looking for, this may be the property for you.



Viewing: **01639 844 426**

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

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Pen Y Bryn, Cwmllynfell, Swansea.

Property Description

Situated in the semi rural community of Cwmllynfell, set at the foot of the Brecon Beacons National Park, this property is walking distance to local amenities, schools, countryside walks and is in a quiet location. With easy access to the M4 with a short 30 minute drive to Swansea and less than an hour to Cardiff and Llanelli. Property benefits from Oil central heating and double glazing. NO CHAIN

Hallway Area

Enter into a small hall with traditional tiled floor. Glazed door into inner hall with radiator and stairs to first floor. Fitted Carpet.

Living Room 1 (11'0" x 11'10") or (33.71m x 3.60m)

With window to front & glazed double doors into second living room. Fireplace opening & radiator. Fitted Carpet.

Living Room 2 (10'4" x 12'6") or (3.15m x 3.80m)

With small window to side & under stairs storage cupboard. Radiator. Fitted Carpet.

Kitchen (9'6" x 8'2") or (2.89m x 2.49m)

Fitted with a range of white gloss wall & base units to include integrated electric oven, ceramic hob & extractor hood. Vinyl flooring. Window & exit door to side & radiator.

Bathroom (4'9" x 8'0") or (1.44m x 2.43m)

Fitted with a modern white suite to include panelled bath with over bath shower, WC & pedestal wash hand basin. vinyl flooring & radiator. window to side.

Landing

With window to rear & shelved storage cupboard. Radiator. Fitted Carpet.

Bedroom 1 (13'0" x 9'9" Max) or (3.96m x 2.98m Max)

Double room with window to front & radiator. Fitted Carpet.

Bedroom 2 (9'7" x 7'6") or (2.93m x 2.28m)

With window to front & radiator. Fitted Carpet.

Bedroom 3 (9'11" x 9'10") or (3.01m x 2.99m)

Double room with window to rear & radiator. Fitted Carpet.

External

Enclosed rear garden with paved patio area and lawn. Oil tank & Oil boiler. Access into garage.

Enclosed front garden with off road parking, & lawn. Mountain views.

Garage with with up and over door to front and rear door into garden.

Opposite the property is a parking area for 2 cars.

Property is located down an un adopted road.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

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