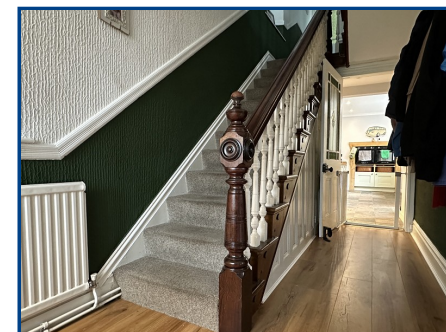


**Gwilym Road  
Cwmllynfell  
Swansea.**

Price **£275,000**



- 3 BEDROOM DETACHED
- SECURE DRIVEWAY PARKING
- GARDEN
- 2 RECEPTION ROOMS
- PERIOD FEATURES
- MASTER BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- COMMUNITY LOCATION
- VIRTUAL TOUR

**General Description**

A rare opportunity to purchase a property full of original period features still in tact. With large garden, plenty of off road parking behind a secure drive way gate, spacious living areas for family lifestyle and good size kitchen in a community village location at the foot of the Black Mountains.

**EPC Rating: F29**



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](mailto:surveys@ctf-uk.com).

### Property Description

This beautifully preserved stone-fronted period property boasts timeless charm with original woodwork throughout, including the stunning banister, panelled doors, and intricate wood panelling. Step back in time with the original coving and ceiling rose, complemented by a magnificent Victorian skylight that floods the hallway with natural light.

Inside, the home offers three spacious double bedrooms, one family bathroom, and a master bedroom with an ensuite. The property has two elegant reception rooms, one featuring a bay window and the other with a cozy multi-fuel burner, creating a warm and inviting atmosphere.

The heart of the home is a recently installed kitchen, blending modern convenience with Victorian style. Complete with SMEG Victorian-style ovens, including a pizza plate feature, a double Belfast sink with a boiling water tap, wooden worktops, and shaker-style cabinetry, this kitchen is a cook's dream. It also boasts a five-ring hob, wine fridge, and A-rated energy-efficient appliances.

To the rear, the property extends to provide ample parking, along with a charming summer house, storage shed, and well-

maintained lawned areas - perfect for outdoor entertaining or relaxing in the tranquil surroundings.

This unique home seamlessly combines period elegance with modern comfort, offering a rare opportunity to own a property rich in history and style.

### Entrance Hall

Enter via large glazed door into porch with original period feature tile flooring, enter into hall via original period glazed door with original lock and panelling to sides onto stairwell with the original tiles continuing throughout hallway.

### Reception Room 1 (10' 8" x 13' 2") or (3.24m x 4.02m)

Carpet flooring with large bay window to front of property, feature fireplace, original door with rim lock and finger plates, radiator.

### Reception Room 2 (13' 11" x 13' 3") or (4.25m x 4.04m)

Carpet flooring, window to rear of property, window to side of property, radiator, wood burner fireplace, original door with rim lock and finger plates.

### Kitchen/Diner (20' 0" x 9' 9") or (6.09m x 2.97m)

Tile floor, wooden kitchen worktops and breakfast bar, wall and base units, SMEG cooker, double Belfast sink, window to side of property, stable rear door into garden area, upright feature radiator, integrated dishwasher, integrated fridge freezer, integrated cooker, wine cooler, integrated washing machine.

### Stairs & Landing

Carpet staircase to landing with split levels, window to side of property, window to ceiling, radiator, access to all first floor rooms.

### Bedroom 1 (12' 4" x 13' 1") or (3.75m x 4.00m)

Carpet flooring, large floor length window to front of property with smaller window above, radiator, en-suite with vinyl floor, tile walls, panelling to window, window to front of property, sink, W.C. corner shower, spot lights and loft access, radiator.

### Bedroom 2 (13' 11" x 13' 3") or (4.25m x 4.04m)

Carpet flooring, window to rear of property, radiator, feature fireplace.

### Bedroom 3 (9' 0" Min x 10' 1") or (2.74m Min x 3.07m)

Carpet, radiator, window to side of property, airing cupboard with boiler.

### Bathroom (7' 3" x 6' 8") or (2.20m x 2.03m)

Wood effect flooring, sink, W.C. P-Shaped bath with over bath shower, window to side of property, radiator, tile to wet areas, spot lights.

### Attic

Fully insulated loft with pull down ladder, partially boarded.

### External

Secure driveway for 3/ 4 cars, sun trap lawn garden area, car port, summer house with electrics and water used as a kitchen / living space, stone outbuilding with electrics.

### Services

Mains electricity, mains water, mains drainage

### Tenure

Freehold

### Council Tax

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