

**Samuels Court
Cwmllynfell
Swansea.**

Price **£110,000**



- MODERN 3 BED PROPERTY
- OPEN PLAN LIVING
- FIRST FLOOR BATHROOM & GROUND FLOOR WC
- PARKING TO FRONT
- LOW MAINTENANCE COURTYARD GARDEN
- NO CHAIN



General Description

IDEAL FIRST BUY this modern end of link 3 bedroom property situated in Samuels Road, Cwmllynfell. Open plan living/dining room/kitchen, ground floor WC and First floor bathroom. Parking for 2 cars to the front. Enclosed courtyard garden to rear. Situated in the village of Cwmllynfell at the foot of the Black mountain.

EPC Rating: E54

Samuels Court, Cwmllynfell, Swansea.

Property Description

IDEAL FIRST BUY. Situated in the village of Cwmllynfell a semi-rural village at the foot of the Black Mountain in the Bannau Brycheiniog National Park. Easy access to many countryside walks. The village benefits from a supermarket, chemist and butchers shop. It has a strong community with many activities centred around the Welfare Hall. Ystradgynlais Town with its many amenities is less than 3 miles away.

Open Plan Kitchen / Living Room (12' 0" x 23' 0") or (3.66m x 7.01m)

Lounge area: Enter via uPVC front door into lounge area with wood effect laminate flooring. New carpet on stairs leading to first floor. 2 Radiators. 3 Windows to front & 1 window to side. Under stairs storage area. Square opening into kitchen and door into cloakroom.

Kitchen (9' 0" x 7' 0") or (2.74m x 2.13m)

Fitted with a range of white wall & base units with wood effect worktop. Which includes oven & Hob. Splash back tiling & ceramic tiled floor. 2 windows & entrance door to rear.

Cloakroom

With W.C and wash hand basin.

Landing

With access to all first floor rooms and fitted carpet.

Bedroom 1 (12' 0" x 10' 0") or (3.66m x 3.05m)

With window to front & side, radiator and fitted carpet.

Bedroom 2 (9' 0" x 5' 0") or (2.74m x 1.52m)

With window to rear, radiator and fitted carpet.

Bedroom 3 (7' 0" x 6' 0") or (2.13m x 1.83m)

With 2 windows to front, radiator, raised storage area & fitted carpet.

Bathroom (5' 0" x 7' 0") or (1.52m x 2.13m)

Fitted with a modern white suite to include bath, W.C. & Pedestal Wash hand basin. Overbath shower. Splash back tiling & ceramic tiled floor.

External

To front: Off road parking for 2 cars and gravelled garden to side. To Rear: Enclosed rear courtyard.

Tenure

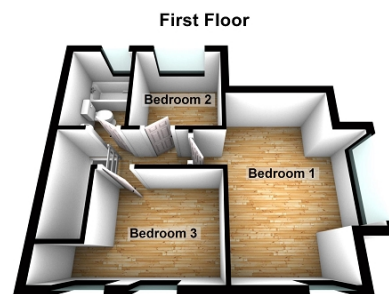
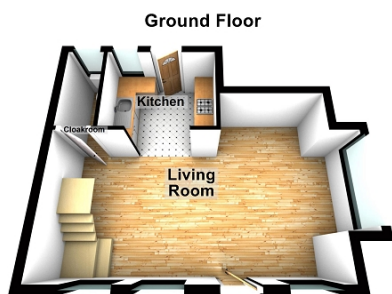
Freehold

Council Tax

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Directions

From our Ystradgynlais office turn right and proceed over the river bridge. At the mini roundabout take the 2nd exit & at the T junction turn left. At the roundabout take the 3rd exit & proceed through Lower & Upper Cwmtwrch, Ystradowen & into Cwmllynfell passing the supermarket on your left on Gwilym Road. The site is located on the left hand side. Approx 4 miles from Ystradgynlais, 9 miles from Ammanford.



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.