



**Brynbrain Road
Cwmllynfell
Swansea.**

Offers Over £200,000



- Original Features
- 0.13 Acres Plot
- Ideal Family Home
- Recently Updated
- Large Rear garden
- Mountain Views



General Description

EPC Rating: E54

Discover this updated semi-detached home on Brynbrain Road, now offering four bedrooms. Set on a generous 0.13-acre plot, this home has been improved to make the most of its space and family-friendly layout. The old study is now the new bathroom while the former bathroom is now the fourth bedroom. The kitchen has been refreshed with shaker-style sage units, wood-effect worktops, and plenty of storage and workspace — perfect for cooking and family meals. Outside, the large garden offers plenty of space for children, pets, or family gatherings, with room for future extensions if needed. Contact us today to arrange a viewing and see all this home has to offer.



Viewing: **01639 844 426**

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

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

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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.

Tel: **01639 844 426**

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

Property Description

Welcome to this updated semi-detached home, set on a generous 0.13-acre plot along Brynbrain Road. Recently improved, this four-bedroom property offers plenty of space inside and out, making it a great choice for families. The layout has been changed to make the most of the space. The old study is now the bathroom while the former bathroom has been turned into a fourth bedroom. The kitchen has also been given a fresh new look with shaker-style sage units, wood-effect worktops, and lots of storage and workspace — ideal for everyday use and family meals. The house still keeps some of its original character with features like the doors, tiling,

and staircase, while the living and dining areas are light and welcoming. Upstairs you'll find four well-sized bedrooms and the new bathroom. Outside, the large garden gives plenty of room for children to play, family get-togethers, or future extension if desired. The property also enjoys lovely views from the front. Set in a friendly community with good local amenities, schools, parks, and easy access to main roads and public transport, this home is ready for its new owners to move straight in. Get in touch today to arrange a viewing and see all this home has to offer.

Porch

- Living Room (9' 9" x 10' 7") or (2.96m x 3.22m)
- Hallway
- Lounge / Diner (11' 9" x 12' 9") or (3.58m x 3.89m)
- Kitchen (8' 2" x 13' 11") or (2.48m x 4.24m)
Fitted with a range of wall & base units to include integrated washing machine, dish washer, electric oven, ceramic hob & extractor hood.
- Landing
- Bedroom 1 (13' 4" x 7' 9") or (4.06m x 2.37m)

- Bedroom 2 (8' 6" x 9' 2") or (2.59m x 2.80m)
- Bedroom 3 (7' 0" x 9' 2") or (2.14m x 2.79m)
- Bedroom 4 (8' 2" x 5' 10") or (2.50m x 1.79m)
- Bathroom
- Services
Mains electricity, mains water, mains drainage
- Tenure
Freehold
- Council Tax
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