



Brynbrian, Cwmllynfell, Swansea, SA9

£185,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

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A four bedroom semi detached property which has been upgraded by the current owner to a move-in condition situated in the village of Cwmllynfell. The property benefits from oil fired central heating and double glazing. Externally the property enjoys a larger than average garden ideal for families with young children, pets or garden enthusiasts and overlooks a children's play area to the front.

The village of Cwmllynfell is conveniently situated near the Brecon Beacons National Park & enjoys good basic amenities to include cycling/footpaths & a local shop with the main shopping facilities located in Ammanford town centre or Pontardawe.





Entrance Hallway:

Laminate flooring, part tiled walls and dado rail.

Sitting Room:

3.23m x 2.95m (10'7" x 9'0"/9'8")

Double glazed window to front, double panel radiator.

Lounge:

3.84m x 2.95m (12'7" x 9'8")

Double glazed window to rear, feature alcoves with built in cupboards, double panel radiator.





Kitchen:

3.68m x 2.49m (12'1" x 8'2")

Double glazed glass panel door and double glazed window to side, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, electric hob and oven with extractor fan over, cupboard housing oil boiler providing domestic hot water and central heating, cupboard housing washing machine, integrated dishwasher, downlighters, laminate flooring, under stairs storage cupboard.

First Floor Landing:

Double panel radiator.

Bedroom One:

4.04m x 2.79m (13'3" x 7'9"/9'2")

Double glazed window to front, single panel radiator.

Bedroom Two:

3.05m x 2.13m (10'0"/9'3 x 7'0")

Double glazed window to front, built in cupboard, single panel radiator.

Bedroom Three:

2.77m x 2.57m (9'1" x 8'5")

Double glazed window to rear, single panel radiator.

Bedroom Four:

2.44m x 1.75m (8'0" x 5'9")

Double glazed window to rear, single panel radiator.

Bathroom:

2.34m x 1.27m (7'8" x 4'2")

Double glazed window to side, suite comprises panelled bath with shower over, dual shower heads and shower screen, WC, pedestal wash hand basin, waterproof bathroom wall panels, heated towel rail.

Externally:

An enclosed frontage overlooking a children's play area, side pedestrian access to a larger than average rear garden laid to lawn with raised flower beds.

Services:

We are advised mains water, electricity and drainage are connected, oil fired central heating.



**Tenure:**

Freehold.

Council Tax:

A.

Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128