

**9 Railway Terrace, Cwmllynfell, Swansea, SA9 2GP**

**Offers in the region of £225,000**

A double fronted detached house set the village of Cwmllynfell, close to local amenities including a Primary school, chemist and shop and less than 5 miles from Ystradgynlais and 9 miles from Ammanford.

Accommodation comprises entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking, garage and rear garden.

## Ground Floor

Composite entrance door to

### Entrance Hall

with stairs to first floor and tiled floor.

### Lounge

16'2" x 10'7" (4.95 x 3.25)



with log burner, 2 alcoves, laminate floor, picture rail, radiator, coved ceiling and uPVC double glazed window to front.

### Dining Room

16'1" x 10'8" (4.91 x 3.26)



with log burner, laminate floor, radiator and uPVC double glazed window to front and side.

## Kitchen

6'5" x 17'3" (1.97 x 5.26)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring bottled gas hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, laminate floor, radiator and 2 uPVC double glazed windows to rear and door to side.

## First Floor

### Landing

with hatch to roof space, built in cupboard and uPVC double glazed window to front.

### Bedroom 1

16'2" x 10'8" (4.94 x 3.26)



with 2 radiators, picture rail and uPVC double glazed window to front and rear.

## Bedroom 2

14'10" x 8'4" (4.53 x 2.55)



with picture rail, radiator and uPVC double glazed window to rear.

## Bedroom 3

8'7" x 8'5" (2.64 x 2.57)



with picture rail, radiator and uPVC double glazed window to front.

## Bathroom

6'4" x 8'1" (1.95 x 2.48)



with low level flush WC, vanity wash hand

basin with cupboards under, panelled bath with shower over, part tiled walls, laminate floor, radiator and uPVC double glazed window to rear.

## Outside



with lawned garden to front, side drive leading to garage with single door and power and light connected. Side access to rear garden with lawned garden, patio area, covered porch area and mature shrubs and trees.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 47mbps  
upload: 8mbps

Mobile coverage: Vodafone: 85% EE: 79%  
3: 77% o2: 70%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

Restrictions: None

## Council Tax

Band C

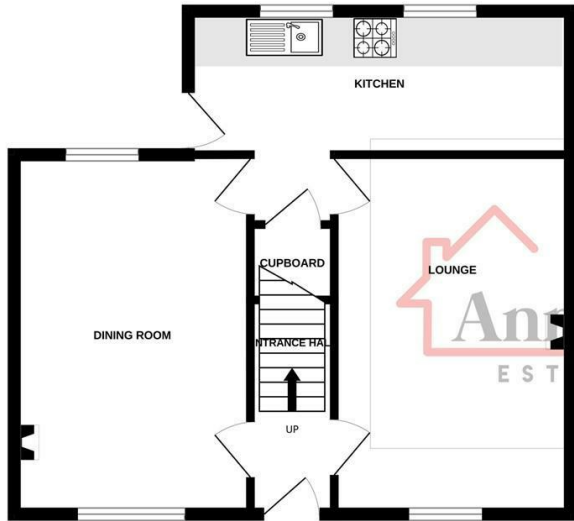
## **NOTE**

All internal photographs are taken with a wide angle lens.

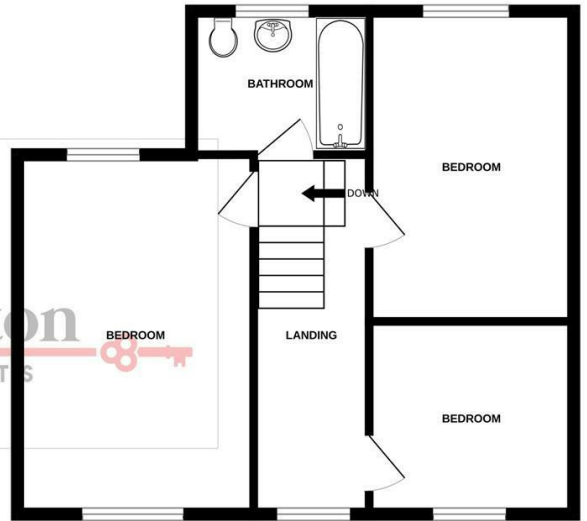
## **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to the village of Gwaun Cae Gurwen. Turn left for Brynamman and continue to travel through the village to the mini roundabout at the top of the hill. Turn right and travel a further 2 miles or so into the village of Cwmllynfell and take the third left onto Railway Terrace and the property can be found on the left hand side.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>	40	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.