



Is Y Bryniau, Cwmllynfell, Swansea, SA9 2GS

Offers In Region Of £197,000



Calow Evans
Estate Agents

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Is Y Bryniau, Cwmllynfell, Swansea, SA9 2GS

Ex Local Authority Property With Excellent Parking.

A three bedroom ex local authority house offering well proportioned accommodation and potential to extend (stpp) together with excellent benefit of ample off road parking and a detached double garage. The property provides generous parking for several vehicles making it ideal for families or those requiring space for multiple cars, a motorhome or additional storage. The double garage provides further versatility and could be utilised for secure parking, workshop or storage.

The village of Cwmllynfell is located with ease of access to Swansea and The Brecon Beacons National Park and offers good basic amenities with a wider range of facilities located at Pontardawe or Ammanford. Internal viewing is recommended.





Entrance Hallway:

Laminate flooring, stairs to first floor, understairs storage cupboard with double glazed window to side housing oil boiler providing domestic hot water and central heating, single panel radiator.

Lounge:

4.04m x 3.2m (13'3" x 10'6" to chimney breast)

Double glazed window to front, laminate flooring, feature fireplace and wood burner, double panel radiator.

Kitchen:

3.51m x 2.41m (11'6" x 7'11")

Double glazed window to rear, fitted with a range of wall and base units, single bowl sink unit and draining board, plumbing for washing machine, tiled floor, electric hob and oven with extractor fan over, part tiled walls, single panel radiator.





Conservatory:

3.33m x 2.92m (10'11" x 9'7")

Double glazed door to rear, single panel radiator.

Bathroom:

3.56m x 1.8m (11'8" x 5'11")

Double glazed obscure window to rear, suite comprises panelled bath with shower over, WC, pedestal wash hand basin, part tiled walls, double panel radiator.

First Floor Landing:

Double glazed window to side, entrance to loft with drop down ladder.

Bedroom One:

5.49m x 3.05m (18'0"/13'5" x 10'0")

Two double glazed windows to front, double panel radiator.

Bedroom Two:

3.61m x 2.92m (11'10" x 7'0"/9'7")

Double glazed window to rear, cupboard housing the hot water tank, laminate flooring.

Bedroom Three:

2.46m x 2.34m (8'1" x 7'8")

Double glazed window to rear, laminate flooring, single panel radiator.

Externally:

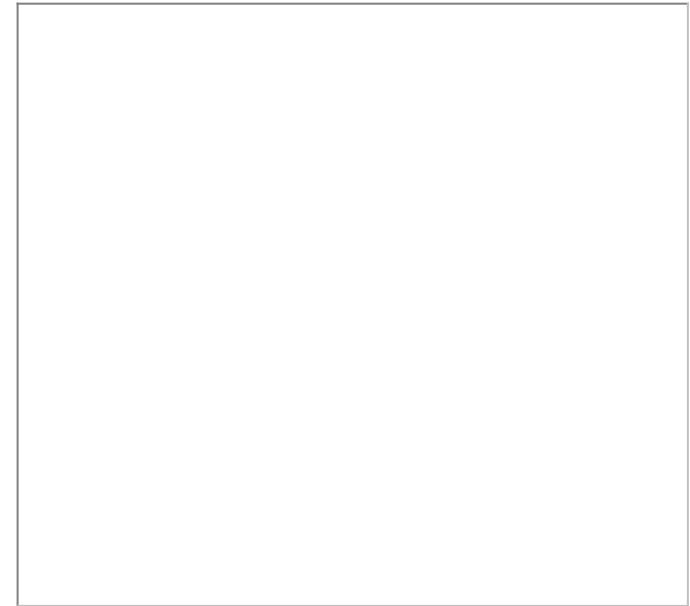
Front garden laid to lawn, side driveway providing ample parking for several vehicles leading to a detached double garage with electric roller door, double glazed window and double glazed door, decking patio area and lawned garden.

Services:

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

Tenure:

Freehold.



Council Tax:

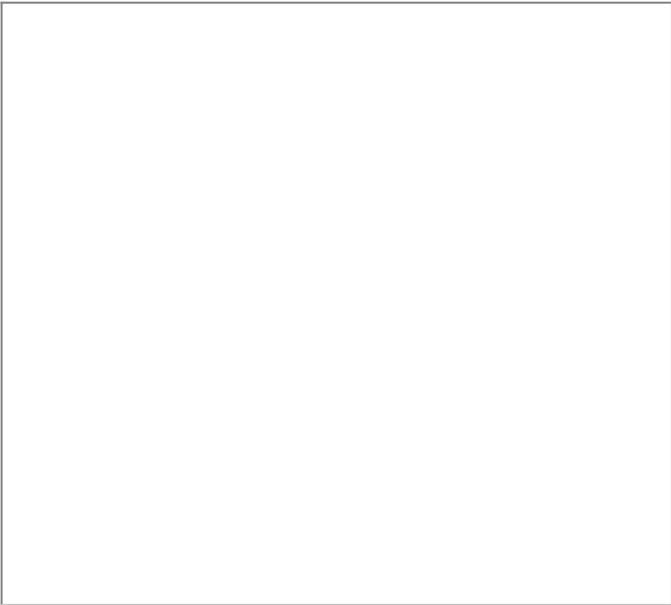
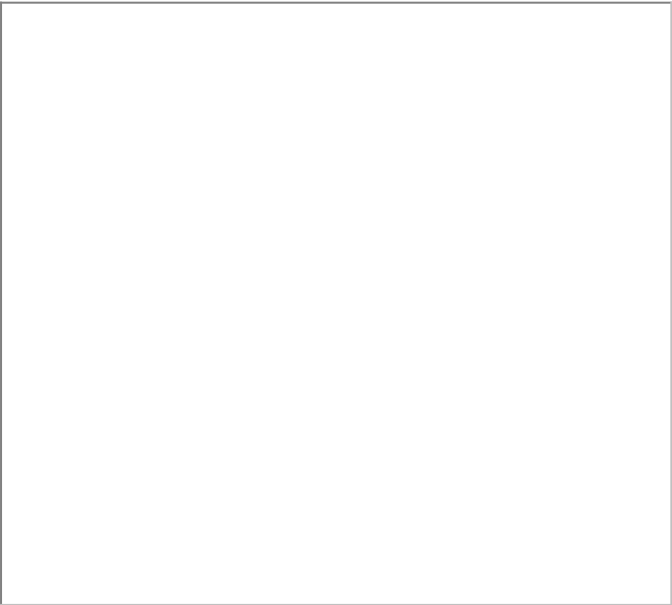
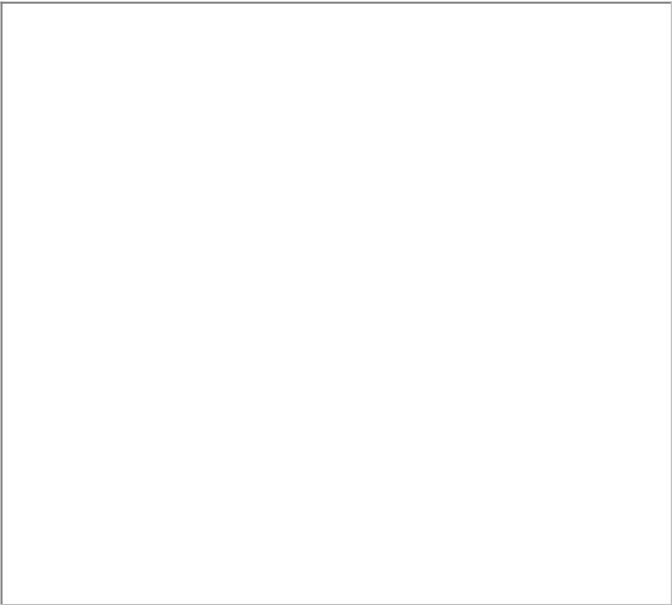
B.

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

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