



**3 Heol Rhyd Ddu Fach, Cwmllynfell, Swansea, SA9 2WB**

**Offers in the region of £140,000**

- Semi detached house
- Oil central heating
- Front and rear gardens
- 3 bedrooms
- uPVC double glazing

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and textured and coved ceilings.

### Lounge

9'4" x 10'1" (2.87 x 3.08)



with laminate floor, radiator, coved ceiling and uPVC double glazed window to front. Opening to

### Dining Room

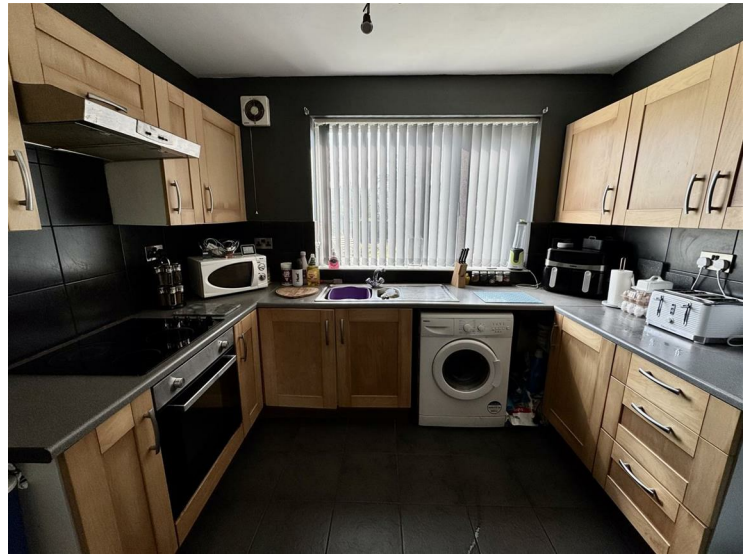
12'7" x 11'9" (3.85 x 3.59)



with alcove cupboard, laminate floor, radiator, coved ceiling and uPVC double glazed window to rear.

## Kitchen

11'6" red to 7'4" x 10'2" red to 6'2" (3.51 red to 2.26 x 3.10 red to 1.90)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with original taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator and uPVC double glazed window to rear and door to side.

### Downstairs Bathroom

8'7" x 4'1" (2.63 x 1.26)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with electric shower over, radiator, tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window to rear.

## First Floor

## Landing

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

## Bedroom 1

9'6" x 10'0" (2.91 x 3.06)



with radiator, coved ceiling and uPVC double glazed window to front.

## Bedroom 2

13'5" x 7'8" (4.09 x 2.36)



with built in cupboard, radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Bedroom 3

10'0" x 8'4" (3.07 x 2.55)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

## Outside

with paved garden to front, side drive for one car, rear enclosed lawned garden

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 80 mbps

Upload 20mbps

Mobile coverage: Vodafone: 85% EE: 74%

3: 73% o2: 65%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low from rivers, High risk from surface water and small watercourses.

Rights and Easements: None

Restrictions: None

## Council Tax

Band B

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on High Street then at the T junction turn left onto Pontamman Road. Follow this road for approximately 5 miles into the village of Gwaun Cae Gurwen then turn left for Brynamman. Continue through the village to the roundabout at the top of the hill then turn right. Travel to the village of Cefnbrynbrain, past the tennis court and turn left into Heol Rhyd Ddu Fach and the property can be found on the left hand side, identified by our For Sale board.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.