



Heol Y Coedcae, Cwmllynfell, Swansea, SA9

Offers In Region Of £189,950



**Calow Evans**  
Estate Agents

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## Heol Y Coedcae, Cwmllynfell, Swansea, SA9

A beautifully presented former local authority home offering generous living space throughout. The property boasts three well-proportioned double bedrooms, ample parking and a well-maintained interior that reflects care and attention to detail. Outside the house is complemented by a neatly kept garden, summerhouse ideal for relaxing or entertaining and a workshop, a perfect blend of space practicality and charm

The village of Cwmllynfell is conveniently located near the Brecon Beacons National Park and offers good local amenities, including cycling and footpaths within walking distance and a village shop, with a wider range of shopping facilities available in nearby Ammanford town centre or Pontardawe.







### **Entrance Hallway:**

Double panel radiator, built in cupboard, stairs to first floor.

### **Lounge:**

5.79m x 3.02m (19'0" x 9'11")

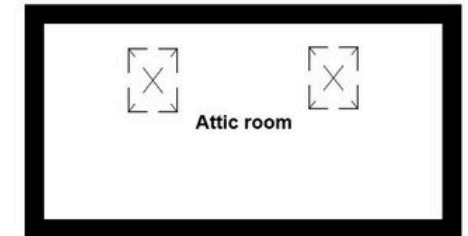
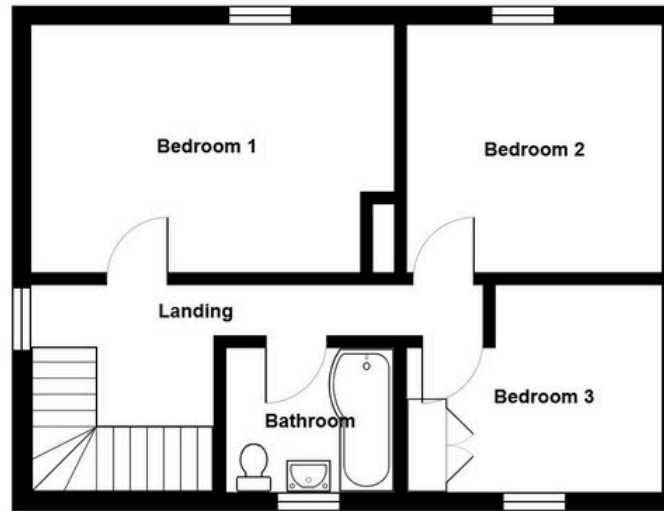
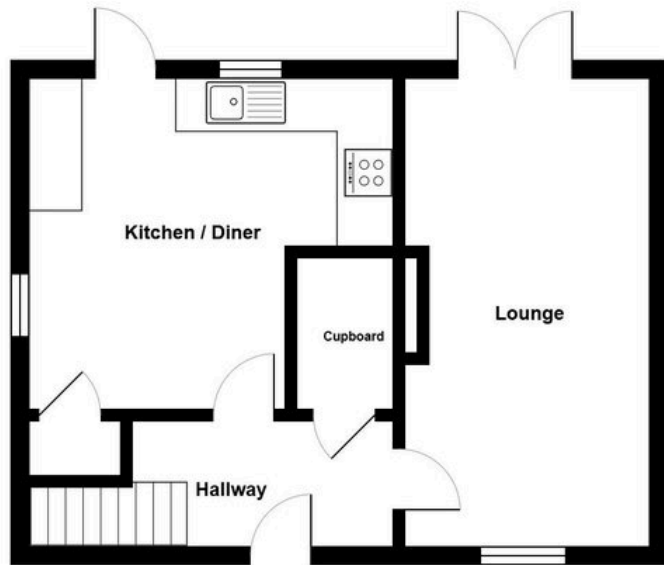
Double glazed French doors to rear, double glazed window to front, feature fireplace with effect electric fire, space for TV, two single panel radiators.

### **Kitchen/Dining Room:Two**

4.5m x 4.09m (14'9"/12'4" x 13'5")

Two double glazed windows to side, double glazed door and double glazed window to rear fitted with a range of wall and base units, 1½ bowl sink unit and draining board, electric hob and oven, extractor fan over, plumbing for washing machine, integrated dishwasher, understairs storage cupboard, laminate flooring, downlighters, double panel radiator.





All measurements are approximate and for display purposes only



**Address**

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**Office Contact**

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