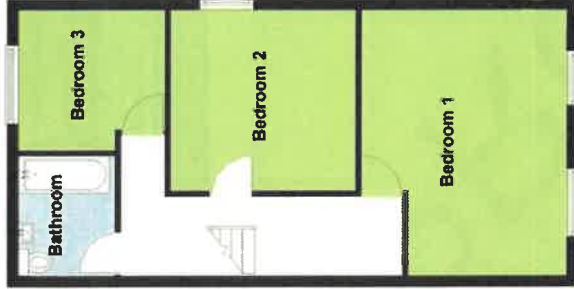


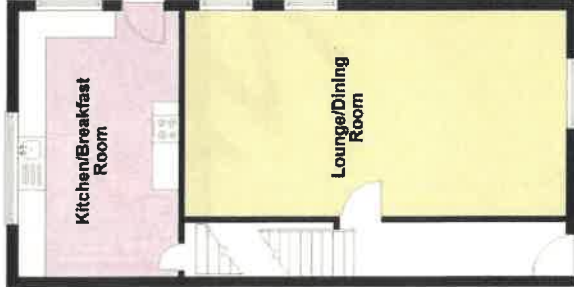


Chartered Surveyor, Valuers,
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First Floor



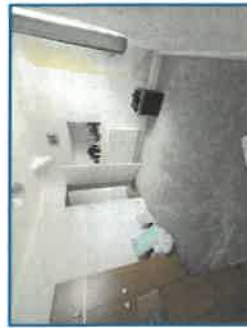
Ground Floor



Basement



For illustrative purposes only. Not to scale. Measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.



Viewing: 01639 844 426

Website: www.ctf-uk.com

Email: ystradgynlais@ctf-uk.com

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Gwylm Road
Cwmilynfell
Neath Port Talbot.

Price **£175,000**



Property Particulars Draft

Date: 22/8/26

Name: Susan Oliver

Signature: *S Oliver*

I confirm that these property particulars are a true and accurate description of the property.

- Edge of the Brecon Beacons
- Accommodation over three stories
- Potential to develop basement
- Garage & off road parking
- Good size rear garden
- Lpg central heating

General Description

Situated on the edge of the stunning Brecon Beacons National Park, this attractive three-bedroom home offers spacious and versatile accommodation arranged over three floors, together with excellent outdoor space, garage parking and far-reaching views.



Tel: 01639 844 426

Email: ystradgynlais@ctf-uk.com

Web: www.ctf-uk.com

Gwilym Road, Cwmllynfell, Neath Port Talbot.

Gwilym Road, Cwmllynfell, Neath Port Talbot.

Property Description

The property provides a wonderful balance of character, space and potential, making it an ideal family home.. The accommodation is arranged over three floors, offering flexibility for modern family living and the opportunity to adapt the layout to suit individual needs.

A particular feature is the substantial basement, which offers exciting potential to create a self-contained annexe, additional living accommodation or a dedicated home office, subject to the necessary planning permissions and consents. This versatile space could provide an excellent opportunity for those working from home, accommodating extended family or creating an independent guest area.

Outside, the property benefits from a good-sized garden, providing plenty of space for entertaining, relaxing and enjoying the surrounding countryside. The elevated position also allows for attractive views across the surrounding landscape, while garage parking provides useful storage and secure off-road parking.

With the Brecon Beacons on the doorstep, there are numerous opportunities for walking, cycling and exploring the beautiful Welsh countryside, while the property's

combination of space, views, parking and future potential makes this a particularly appealing home.

Entrance Hall

Via a double glazed door, radiator and stairs to first floor.

Living Room (23' 0" x 12' 8") or (7.00m x 3.85m)

Double glazed window to front and two to side. Brick fire place, tiled hearth and gas fire. Two radiators and door to basement.

Kitchen/Breakfast Room (15' 2" x 9' 9") or (4.63m x 2.98m)

Fitted with a range of wall and base units, stainless steel sink and drainer, tiled splash back and plumbing for washing machine. radiator, double glazed window to rear and door to side.

Landing

Airing cupboard with hot water cylinder tank and shelving. Access to storage loft ?????

Bedroom 1 (15' 11" x 12' 2") or (4.86m x 3.71m)

Two double glazed windows to front and radiator.

Bedroom 2 (10' 5" x 10' 1") or (3.18m x 3.08m)

Double glazed window to side and radiator.

Bedroom 3 (9' 10" x 7' 3") or (2.99m x 2.21m)

Double glazed window to rear and radiator.

Bathroom (7' 7" x 5' 11") or (2.30m x 1.80m)

Three piece suite comprising WC, wash hand basin and vanity storage unit, panel bath with electric shower over. Water proof panels, heated towel rail and double glazed window to rear.

Basement Room 1 (15' 6" x 11' 10") or (4.72m x 3.61m)

Ideal for converting into an annexe or hobby rooms.

Under stairs storage and window into:

Utility / Cloakroom (10' 2" x 7' 11") or (3.11m x 2.42m)

WC, plumbing for washing machine and space for tumble.

Basement room 2 (15' 1" x 9' 9") or (4.61m x 2.97m)

Double glazed window and wooded door to rear. Wall mounted LPG gas boiler providing hot water and central heating.

External

Gated access to low maintenance front garden. Side driveway providing off road parking and garage. Side gated access to the rear where the garden is a good size garden laid to lawn and central path and views over.

Garage (18' 4" x 8' 11") or (5.60m x 2.73m)
Electric up and over door, door and window to side garden.

Services

Mains electricity, mains water, mains drainage and Lpg gas heating.

Tenure

Freehold

Council Tax

B

