



85 Bryn Road, Cwmllynfell

Offers In Region Of £294,950



Calow Evans
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85 Bryn Road, Cwmllynfell

A modern four bedroom semi detached home arranged over three spacious floor, offering stylish and versatile family accommodation. Occupying a quiet location and enjoying an attractive open aspect with delightful views across neighbouring common land, creating a wonderful sense of space and tranquillity. The accommodation is thoughtfully designed, featuring generous and light-filled living areas, a contemporary kitchen/dining room, four well proportioned bedrooms and modern bathroom making it ideal for growing families or those seeking flexible living space. Outside the property benefits from a private garden and peaceful surroundings while remaining conveniently located for local amenities and schools.

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 highly recommended.





Entrance Hallway:

Oak flooring, stairs to first floor, double panel radiator.

Cloakroom:

Double glazed obscure window to front, WC, pedestal wash hand basin, tiled floor, walls tiled to ceiling, single panel radiator.

Lounge:

4.47m x 3.99m (14'8" x 13'1")

Double glazed bay window to front, laminate flooring, downlighters, double panel radiator.





Sun-Lounge:

3.38m x 3m (11'1" x 9'0"/9'10")

Double glazed French doors to rear, oak flooring, single panel radiator.

Kitchen/Dining Room:

4.62m x 3.25m (15'2" x 10'8")

Double glazed windows to side and rear, double glazed glass panel door to side, fitted with a range of wall, base and glass display units, 1½ bowl sink unit and draining board, integrated dishwasher, eye level double oven and grill, electric hob and extractor fan over, plate rack, breakfast bar, space for American style fridge freezer, basket shelving, downlighters, tiled floor, part tiled walls, double panel radiator.

Bedroom One:

4.44m x 4.39m (14'7"/11'5" x 14'5")

Double glazed window to front, oak flooring, recess with shelving, single panel radiator.

En-Suite:

3.33m x 0.91m (10'11"/9'9" x 3'0")

Double glazed obscure window to side, shower enclosure with dual shower heads, WC, pedestal wash hand basin, heated towel rail.

Bedroom Two:

4.44m x 3.35m (14'7"/10'10" x 11'0")

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

Bedroom Three:

3.17m x 21.69m (10'5" x 71'2")

Double glazed window to front, oak flooring, single panel radiator.

Second Floor Landing:

Velux windows to front and rear, space for computer desk.

Bedroom Four:

5.36m x 4.7m (17'7" x 15'5")

Two Velux windows to rear, oak flooring, entrance to loft, storage to eaves, two double panel radiators.



Externally:

A paved low maintenance enclosed frontage, double gates to side driveway providing ample off road parking, external oil boiler providing domestic hot water and central heating, side access to the rear garden, two timber garden sheds, one block shed, decking patio area off the sun-lounge and lower decking area, lawned garden.

Services:

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

Tenure:

Freehold.

Council Tax:

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Broadband/Mobile Phone Coverage:

There is ultrafast 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**

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Office Contact

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