



**12 School Road, Cwmllynfell, Swansea, SA9 2WD**

**Offers in the region of £115,000**

- Semi detached house in need of renovation
- 3 bedrooms and box room
- Mostly uPVC double glazing
- Rear garden
- 2 reception rooms
- Oil central heating
- Garage

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, radiator and coved ceiling.

## Sitting Room

9'10" x 11'0" (3.02 x 3.36)



with 2 alcove cupboards, picture rails, fireplace, radiator, coved ceiling and uPVC double glazed window to front.

## Lounge

13'8" x 13'4" (4.18 x 4.08)



with fireplace, picture rails, 2 alcoves with cupboards, under stairs cupboard, 2 radiators, textured ceiling and uPVC double glazed window to rear.

## Bathroom

8'8" x 3'9" (2.66 x 1.15)



with pedestal wash hand basin, panelled bath, part tiled walls and sash wood window to rear into kitchen.

## Kitchen

6'5" x 10'0" (1.97 x 3.07)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, part tiled walls, textured and coved ceiling and uPVC double glazed window to rear.

### Rear Hall

6'23"4" x 7'8" (190 x 2.34)



with free standing boiler providing domestic hot water and central heating and uPVC double glazed window and door to rear.

### WC

3'6" x 3'7" (1.07 x 1.10)

with low level flush WC, vanity wash hand basin and extractor fan.

### First Floor

#### Landing

with hatch to roof space and coved ceiling.

#### Bedroom 1

12'1" x 10'3" (3.70 x 3.13)



with built in airing cupboard with radiator and slatted shelves, picture rail, radiator, coved ceiling and uPVC double glazed window to rear.

### Bedroom 2

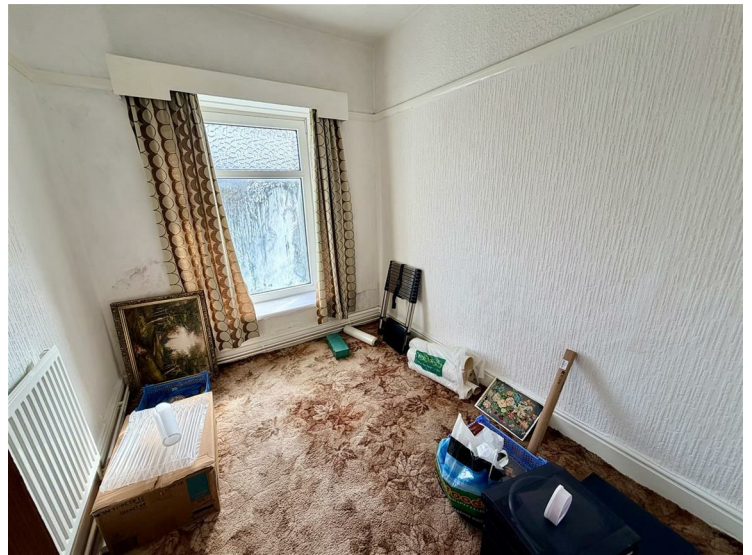
11'3" x 11'6" (3.45 x 3.52)



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

### Bedroom 3

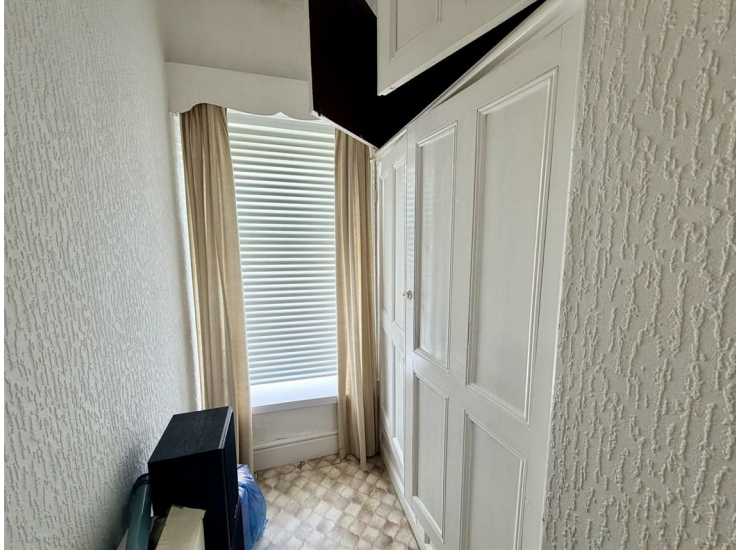
9'1" x 7'5" (2.78 x 2.27)



with hatch to roof space, picture rail, radiator and uPVC double glazed window to rear.

## Box Room

8'3" red to 2'11" x 6'0" (2.53 red to 0.89 x 1.84)



with built in cupboard and uPVC double glazed window to front.

## Outside

with shared access to side leading to garage, lawned garden and store shed.

## Council Tax

Band B

## NOTE

All internal photographs are taken with a wide angle lens.

## 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: 79%

3: 77% o2: 70%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: None

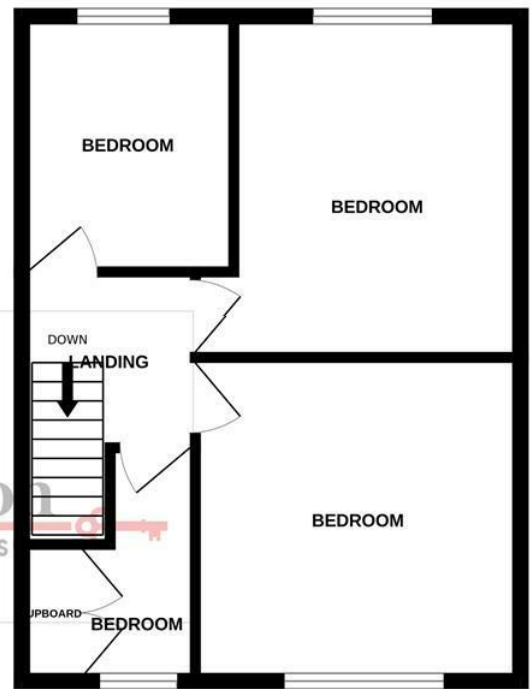
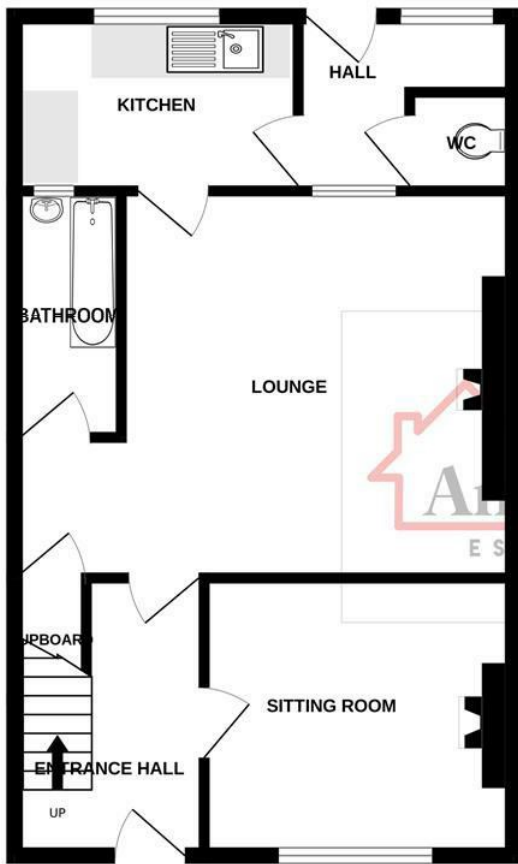
Restrictions: None

## 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 onto School Road. Continue on this road and take the first right and the property can be found on the left hand side.

GROUND FLOOR

1ST FLOOR



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.