



Ochr Y Waun, Cwmllynfell, Swansea, SA9

Offers In Region Of £189,950



Calow Evans
Estate Agents

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Ochr Y Waun, Cwmllynfell, Swansea, SA9

A lovely family home situated in a quiet semi rural location in the village of Cwmllynfell with views. The property offers three bedroom accommodation, a good sized lounge and dining room with French doors opening out to the garden. The property benefits from a multi fuel fire with a back boiler providing domestic hot water and central heating. Externally there is ample parking on the drive and the property offers potential to extend the property and build a garage (stpp). We have been informed by the seller that the lawned area in front of the house belongs to Celtic Energy and there will be an option to purchase this area by separate negotiations (tbc).

The village of Cwmllynfell is conveniently situated near the Brecon Beacons National Park & enjoys good basic amenities to include cycling/footpaths & a local shop with the main shopping facilities located in Ammanford town centre or Pontardawe.





Entrance Hallway:

Tiled floor, single panel radiator.

Kitchen:

3.18m x 2.72m (10'5"/8'5" x 8'11")

Double glazed window, tiled floor, fitted with a range of wall and base units, Belfast sink unit, electric hob and oven, part tiled walls, plumbing for washing machine, understairs storage space, tongue and groove to ceiling, downlighters, double panel radiator.

Lounge:

3.89m x 3.78m (12'9" x 12'5")

Two double glazed windows to side, tiled floor, feature stone fireplace and chimney breast with multi fuel fire and back boiler providing domestic hot water and central heating, double panel radiator, open-plan to dining room.





Dining Room:

4.75m x 2.59m (15'7" x 6'2"/8'6")

Double glazed French doors and double glazed window , wall light connections, double panel radiator, door with stairs leading to first floor.

Bathroom:

1.93m x 1.68m (6'4" x 5'6")

Double glazed obscure window , suite comprises panelled bath with shower over, WC, pedestal wash hand basin, tile floor, part tiled walls, single panel radiator.

First Floor Landing:

Double glazed window, tongue and groove to ceiling, single panel radiator.



Bedroom One:

2.82m x 2.44m (9'3" x 8'0")

Double glazed window, double panel radiator.

Bedroom Two:

2.95m x 2.46m (9'8" x 8'1")

Double glazed window, double panel radiator.

Bedroom Three:

3.86m x 2.41m (12'8" x 5'3"/7'11")

Double glazed window, tongue and groove to ceiling, single panel radiator.



Externally:

A side driveway providing ample parking leading to a good sized garden mainly laid to lawn, storage shed. There is potential to build a garage and extend the property (stpp).

We have been informed by the seller that the lawned area in front of the house belongs to Celtic Energy and there will be an option to purchase this area by separate negotiations (tbc).

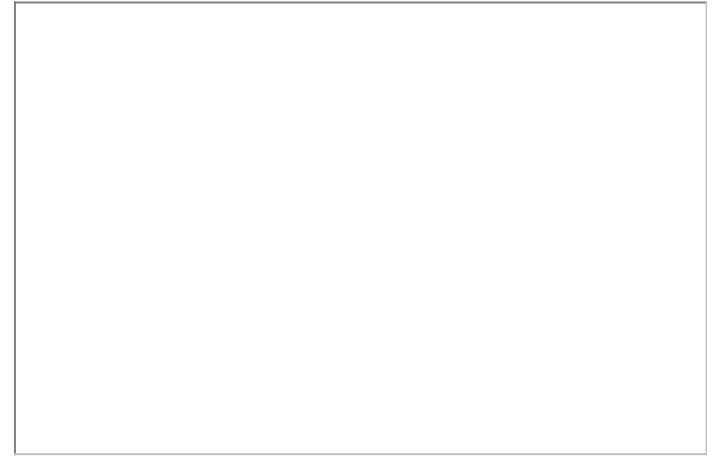
Services:

We are advised mains water, electricity and drainage are connected.

Tenure:

Freehold.





Council Tax:

A.

Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. Continue to the next junction in Pontamman and turn left. Proceed through the villages of Glanamman, Garnant onto Gwaun Cae Gurwen. Turn left before the railway crossing signposted Brynamman and proceed until reaching the mini roundabout in Upper Brynamman. Turn right on the roundabout onto Cwmgarw Road and continue onto the village of Cwmllynfell. Take the right turning onto Ochr Y Waun and proceed up the hill whereby the property will be located on the left hand side as identified by our for sale board.

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

38 College Street,
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Office Contact

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