

108 Gwilym Road, Cwmllynfell, Swansea, Glamorgan, SA9 2GU



Offers in the region of £395,000



- Spacious Well Presented Detached Freehold Property
 - 4 Bedrooms plus Boxroom
- Bathroom & Shower Room/Kitchen with Utility Room
- Extensive Driveway with Parking for Several Vehicles & Double Garage
 - Large Rear Garden with Outbuildings
- Close Proximity to Brecon Beacons National Park
 - Viewing Recommended
 - Council Tax Band D
 - EPC - G17
 - NO ONWARD CHAIN

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1 College Street, Ammanford, Carmarthenshire, SA18 3AB T: 01269 597949 E: ammanford@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Llanelli, Tel: 01554 777007 E: llanelli@mallard-properties.co.uk



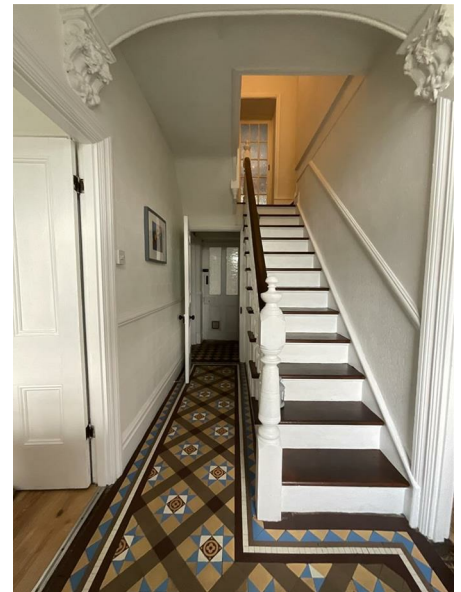
Mallard has pleasure in offering For Sale this Spacious, Well Presented Detached Family Home, with many original features, located within the small village of Cwmllynfell, which hosts Primary School, Post Office etc and ideally located for easy access to Swansea City Centre for all shopping and leisure facilities, also near proximity to the Brecon Beacons National Park, with good cycling/footpaths nearby. The accommodation comprises entrance hall, lounge, sitting room/study, dining room, kitchen, utility room and shower room on the ground floor with 4 bedrooms, boxroom and family bathroom located on the first floor. Externally there is a driveway with parking for several vehicles, double garage, large rear garden with outbuildings. The property benefits from oil central heating and uPVC double glazing. Council Tax Band D, EPC-G17. Freehold. NO ONWARD CHAIN. VIEWING RECOMMENDED

Ground Floor

Entrance door leading into.....

Entrance Hall

With patterned tiled floor, radiator, coved ceiling, stairs to first floor with under stairs cupboard.



Lounge

17'0" x 10'5" (5.2 x 3.2)

With laminate flooring, radiator, window to the front and feature stained glass window to the rear of the property.



Sitting Room/Study

10'5" x 9'10" (3.2 x 3.0)

With laminate flooring, radiator, coved ceiling with centre rose and picture rail with window to the front of the property.



Dining Room

16'4" x 9'10" (5.0 x 3.0)

With laminate flooring, radiator, opening into kitchen and glazed double doors leading to the rear of the property.



Kitchen

20'4" x 7'2" (6.2 x 2.2)

With a range of individual base units with shelving above, stainless steel single drainer sink unit with mixer taps, 8 burner gas range, extractor above, plumbing for automatic dishwasher, walk-in pantry, radiator, laminate flooring, spotlighting, 2 velux windows, window and door to the side of the property.



Utility Room

5'2" x 4'7" (1.6 x 1.4)

With Trianco oil boiler, plumbing for automatic washing machine and window to the front of the property.

Shower Room

With low level flush WC, pedestal wash hand basin, shower cubicle, extractor fan, heated towel rail, part tiled walls, tiled floor and window to the side of the property.

Rear Porch

9'2" x 5'10" (2.8 x 1.8)

With tiled floor, radiator window and door leading to the side of the property.

First Floor

Landing

With original wood flooring and hatch to roof space.



Bedroom 1

12'5" x 10'9" (3.8 x 3.3)

With laminate flooring, radiator and window to the front of the property.



Bedroom 2

11'1" x 10'5" (3.4 x 3.2)

With laminate flooring, radiator and window to the front of the property.



Bedroom 3

10'5" x 8'6" (3.2 x 2.6)

With radiator and window to the rear of the property.



Bedroom 4

9'10" x 5'10" (3.0 x 1.8)

With radiator, hatch to roof space with pull down ladder and window to the rear of the property.



Boxroom

5'2" x 4'3" (1.6 x 1.3)

With window to the front of the property.

Bathroom

12'1" x 8'10" (3.7 x 2.7)

With low level flush WC, pedestal wash hand basin, bath, double shower cubicle, . walk-in airing cupboard, heated towel rail, fully tiled walls, tiled floor and window to the rear of the property.



External

Front

Front forecourt with flower beds, large tarmacadam driveway with parking for several vehicles with gated access to rear of the property and detached double garage with up and over doors.



Rear

Large rear mature garden with fruit trees, shrubs and flower beds, timber decking and paved patio area, outbuilding (6x4) with electricity connected, garden shed and garage (11.0x 6.0) with electricity connected. Fine views over open countryside.



Council Tax

- Band D

Services

Mains electricity, water and drainage.

NOTE

All photographs have been taken using a wide angle lens.

NOTE

Any appliances and services listed on these details have not been tested.

VIEWINGS

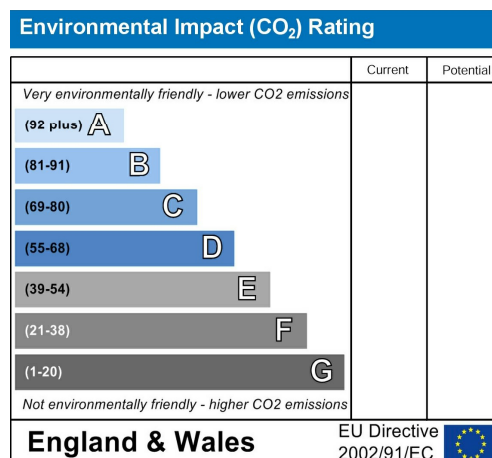
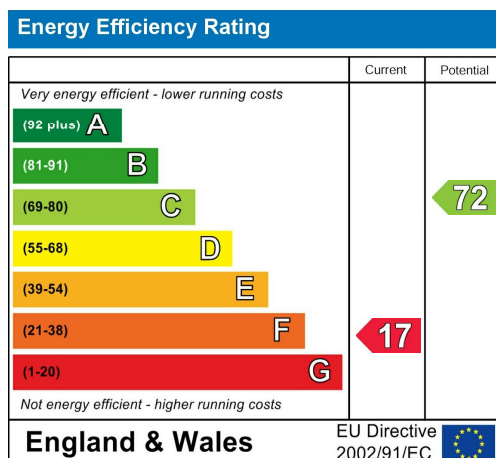
By appointment with the selling agent on 01269 597949 or email ammanford@mallard-properties.co.uk

FACEBOOK

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Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Continue for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left for Brynamman. Proceed through the village (approximately 1.5 miles) to the mini roundabout then turn right onto Cwmgarw Road and proceed along the road for approximately 2 miles and the property can be found on the right hand side and identified by our For Sale Board.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.