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3 Bedroom Bungalow
3 Samuels Road, Cwmllynfell, Swansea, SA9 2GT

£215,000



Discover a peaceful haven on a quiet side street. This delightful 3-bedroom bungalow features a warm and inviting lounge with a wood burner, seamlessly flowing into the kitchen. A bright and spacious utility adds convenience. Step outside from the master bedroom/rear lounge to relax in the private, mature, level garden. Two driveways and a garage offer ample parking and storage. With plenty of walking routes nearby, it's a great spot to enjoy the local, rural beauty and the Bannau Brycheiniog National Park beyond. Chain free for a smooth move.

Cwmllynfell is a small hamlet located just south of the Black Mountain in the western edge of the Brecon Beacons, between Brynamman and Upper Cwmtwrch. Neuadd Cwmllynfell Hall offers social, sport and recreational activities, and the local stores add convenience. It enjoys gorgeous rural views and easy access to countryside walks. Nearby Ystradgynlais, provides a bustling central shopping area with many unique, family-run, independent shops and cafés as well as larger chain stores and supermarkets located on the outskirts.

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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Lounge 5.61 m x 3.28 m (18'5" x 10'9") max approx

Wooden door to front. Stone and tile fireplace with wood-burning stove. Laminate floor. Sunken spots to ceiling. Windows to front and side. Two radiators.

Kitchen 3.79 m x 2.28 m (12'5" x 7'6") approx

To include a range of wood-finish wall and base units. Plumbed for automatic washing machine. Resin 1.5 bowl sink and drainer. Walls part-tiled. Floor tiled. Window to side. Radiator.

Utility 2.89 m x 2.39 m (9'6" x 7'10") approx

Wood-finish base units and white worktops. Laminate flooring. Floor-standing combination oil-boiler servicing central heating and hot water. Steps down to wooden door with frosted panel to side. Two windows to side and one to rear. Radiator.

Shower Room 1.87 m x 1.82 m (6'2" x 6'0") approx (excluding cupboards)

Built in storage cupboards. Corner shower cubicle. White WC and wash hand basin. Shaving socket. Laminate flooring. Walls tiled to shower room area. Window to rear. Radiator.

Bedroom 1 5.10 m x 4.02 m (16'9" x 13'2") approx

Currently used as a rear lounge. Laminate flooring. Sliding patio door to rear. Radiator

Bedroom 2 3.00 m x 3.34 m (9'10" x 10'11") approx

Window to side. Fitted wardrobes. Radiator.

Bedroom 3 3.00 m x 3.34 m (9'10" x 10'11") approx

Laminate floor. Window to front. Radiator.

Exterior

To The Front

Two driveways consisting of paving slabs and slate chippings. Small lawn. Side access to steps down to cellar door. Solar panels mounted on south-west side of main roof.

Cellar 2.73 m x 3.97 m (8'11" x 13'0") approx

Access via steps from right-side driveway. Cellar space approx 1.5m (4ft) height.

To The Rear

Steps down from bedroom 1 to patio area with covered, decked area. Large lawn bordered by mature shrubs and trees. Side footpath to front. Block-built garage, workshop, and storage shed. Oil storage tank.

Workshop 3.16 m x 3.33 m (10'4" x 10'11") approx

With power and light.

Garage 5.82 m x 3.26 m (19'1" x 10'8") approx

Up and over door. Power and light.

Storage shed 1.76 m x 3.39 m (5'9" x 11'1") approx





Ground Floor
Approx. 92.7 sq. metres (997.9 sq. feet)

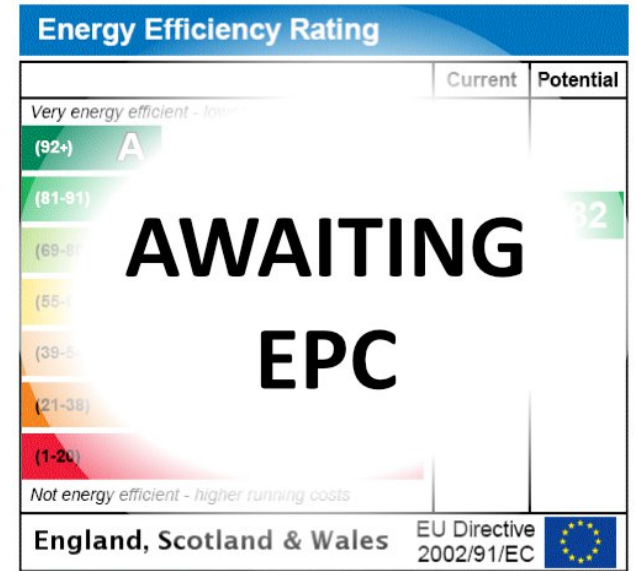
Total area: approx. 92.7 sq. metres (997.9 sq. feet)



The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.

Tenure: Freehold
Council tax band: B (Neath Port Talbot County Council)
Services: No mains gas. Oil-fired central heating and hot water. Mains water and drainage (advised unmetered). Mains electricity and solar panels.

Viewing strictly by appointment with Roberts Homes.



Selling houses for over 50 years and passionate about Ystradgynlais and the surrounding area, we are the local estate agent for Ystradgynlais and the Upper Swansea Valley. With a single office that's been a part of Ystradgynlais since 1972, we're a truly local business. Our staff live and work in Ystradgynlais and are active participants in the community. As strong supporters of local business, we're invested in seeing Ystradgynlais and the surrounding areas thrive.



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