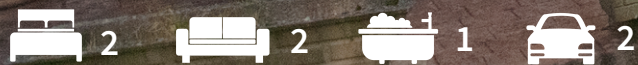


Roberts
Homes

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2 Bedroom Bungalow - 1506.3 ft²

45 Railway Terrace, Cwmllynfell, Swansea, SA9 2GP

£250,000



Offered with no onward chain, this detached bungalow with two double bedrooms plus two large attic rooms, presents an excellent opportunity for modernisation. Situated on a generous, mature plot within a peaceful village cul-de-sac and backing onto the Aman Valley cycle path and footpaths to the Black Mountain. The bungalow features a spacious kitchen/sitting/dining area, lounge, shower room, and two bedrooms to the ground floor - with a utility, storage room, and garage accessed via a covered side walkway. The large, wrap-around garden ensures excellent privacy.

Cwmllynfell is a small village 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 NCN 437 and walks across the Black Mountain. 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.

Hallway

Three built in storage cupboards. Radiator. Electric storage heater. Double glazed door to front. Open plan stairs to attic rooms.

Lounge 4.64 m x 3.95 m (15'3" x 13'0") approx

Tile fireplace with a Rayburn room heater. French doors and side panels to one wall at front. Window to side. Radiator. Electric storage heater.

Kitchen/Sitting/Dining Room:

Kitchen Area 2.80 m x 3.50 m (9'2" x 11'6") approx

Fitted with a range of base units. A room divide with storage cupboards. Walls tiled. Window to side. uPVC half double glazed door to side.

Sitting Room/Diner 5.22 m x 3.79 m (17'2" x 12'5") max approx

Electric storage heater. Patio doors to rear. Window to side. uPVC half double glazed door to side and leading to a covered patio area. Radiator.

Bedroom 1 2.93 m x 4.42 m (9'7" x 14'6") approx

Fitted mirror wardrobes to one wall. Electric storage heater. Window to front. Radiator.

Bedroom 2 3.74 m x 3.68 m (12'3" x 12'1") approx

Electric storage heater. Window to rear. Radiator.

Shower room 1.86 m x 2.45 m (6'1" x 8'0") approx

Wash hand basin in a vanity unit, w.c. and a corner shower cubicle. Walls tiled. Window to side. Radiator.

Covered walkway

Accessed from garden, front and kitchen and with access to garage.

Utility 2.10 m x 3.10 m (6'11" x 10'2") approx

Plumbed for automatic washing machine. Stainless steel sink unit. Built in cupboard with hot water tank. Oil boiler.

Store Room 1.89 m x 2.83 m (6'2" x 9'3") approx

Window to rear.

Garage 5.38 m x 3.09 m (17'8" x 10'2") approx

Up and over door. Houses oil storage tank. Coal store is attached to the garage.

Upper Floor:

Landing

Attic storage room 1 4.81 m x 4.41 m (15'9" x 14'6") max approx

Storage cupboard with cold water tank. Door to eaves storage. Window to side.

Attic storage room 2 3.55 m x 4.57 m (11'8" x 15'0") max approx

Window to side.

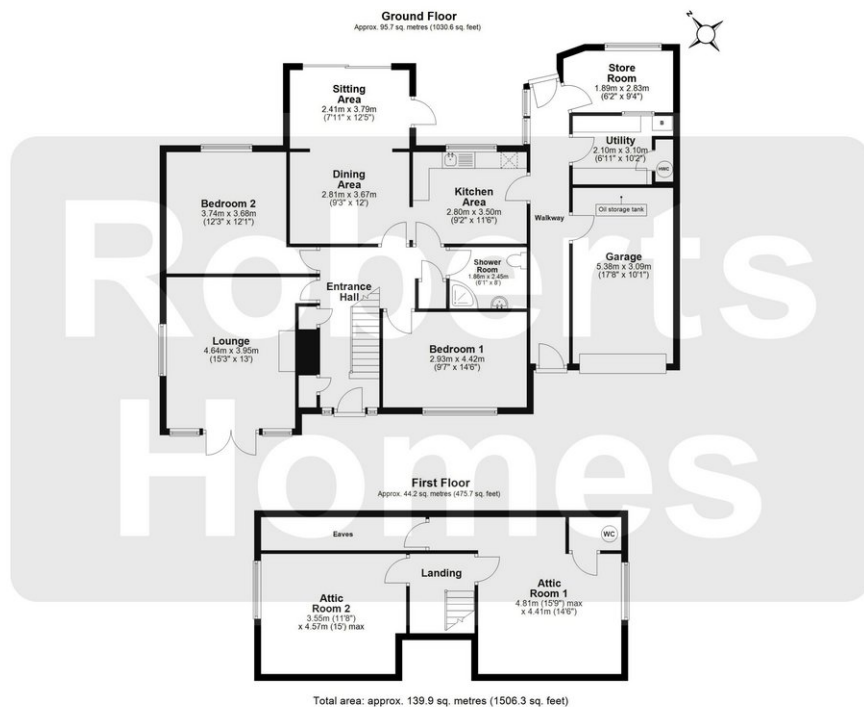
Exterior

The property enjoys large mature gardens to the front, side and rear. It is laid to mature tress, shrubs and flowers.

All paths, the driveway and patios are laid to pressed concrete.

Aluminium greenhouse (needs attention). Garden storage shed.





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: C (Neath Port Talbot County Council)
Services: No mains gas. Solid fuel, oil and electric heating. Mains water and drainage (advised metered). Mains electricity.

Viewing strictly by appointment with Roberts Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**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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