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33 Gwilym Road

Cwmllynfell,
Swansea,
Powys,
SA9 2GH

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Asking price £285,000

Nestled in the heart of the charming village of Cwmllynfell, on the foothills of the impressive Black Mountains, is this charming three double bedroom detached cottage with an attached one bedroom

- A rare opportunity to purchase a detached family home adapted for multi generational living
- Situated in a peaceful semi rural village with an abundance of local amenities
- Less than a ten minute drive to the main Swansea Valley link roads and the popular sight seeing town of Ystradgunlais
- Ideally positioned to explore the beautiful Bannau Brycheiniog (Brecon Beacons) national park
- Previously two semi detached cottages built circa 1820's
- An ideal holiday let opportunity with an attached self contained one bed annex
- Beautiful country cottage gardens
- Detached large workshop and off road parking

This charming detached cottage is nestled in the heart of the peaceful village of Cwmlynfell, with local amenities to include shops, post office, cafes, pharmacy, bilingual primary school, church, chapel and play park. It is superbly positioned to further enjoy the breathtaking Brecon Beacons national park and local waterfall walks. The property itself dates back to the early 1800's and was originally built as two semi detached dwellings. The current vendors have meticulously maintained and adapted the now fully detached cottage, with the property now offering a deceptively spacious three double bedroom, two reception room primary residence and a one bedroom self contained attached annex.

Access to the main residence is via a modern composite door, with a central hallway providing access to the two ground floor reception rooms and a staircase rising to the first floor accommodation. The main family room/lounge is a large and inviting space, benefitting from dual aspect double glazed windows and features an impressive multi-fuel stove, set on a slate hearth with exposed stone surround. At the rear of the room a doorway leads to a useful understairs storage cupboard and a generous sized larder room. The larder room benefits from power supply and houses the modern fitted Worcester combination boiler. The kitchen extends off the back of the property. The has been fitted with a matching range of base units and a breakfast bar, with a laminated worksurface over. It is flooded with natural light from large double glazed windows to two aspects and a pedestrian door at the side gives access to the garden. Within the kitchen there is an electric oven with a four burner halogen hob above, space for three appliances and a stainless steel sink unit.

The second reception room accessed off the hallway has a double glazed window to the front, exposed wooden ceiling beams and has been fitted with a contemporary wall mounted storage heater.

To the first floor the landing gives access to all three double bedrooms and the family bathroom. All the bedrooms offer double glazed windows and share use of the family bathroom. The family bathroom features exposed stone around the window, tiled walls and a wood clad ceiling. It has been fitted with a contemporary white three piece suite comprising: low level WC, panel bath with modern shower head tap attachment and a vanity wash hand basin with cupboard storage below.

A second doorway off the middle double bedroom provides access into the upstairs bedroom of the annex conversion - ideal for gaining convenient access into the annex but could be easily blocked off. This generous sized double bedroom has a double glazed window to the front and has a set of double glazed patio doors to the gable end, providing ramp access down into the garden. The bedroom also benefits from a private en-suite shower room, fitted with a white three piece suite comprising: low level WC, a vanity wash hand basin with cupboard storage below and a walk in double shower cubicle with half height surround and an electric shower fitted.

The annex conversion came as a later addition and offers its own private entry from the ground floor via a UPVC double glazed door into the front porch area, with a further doorway, flanked by double glazed windows leading into the large lounge. The lounge area has an open plan staircase rising to the first floor accommodation with a feature electric stove fireplace. Beyond the lounge an archway leads through into the kitchen. The kitchen area has been fitted with a modern range of base and wall mounted units, with a black contrasting laminated worksurface over. There is an integrated electric oven, four burner halogen hob with extractor hood above, splashback tiling and a stainless steel sink unit fitted below the rear double glazed window. To the side of the window there is a UPVC glazed door providing access to the rear porch/storage area, with a further double UPVC double glazed door giving access to the rear garden.

Outside to the rear there is an established country cottage garden, with an abundance of mature plants and shrubs. Pathways meander through the garden towards the rear where there is a large level lawned area. Currently the vendors have an area to the side for raised plant beds and a large chicken run. Positioned above the raised plant beds there is a generous wooden decked area, with access to a sheltered wood store for the multi-fuel stove and provides ramp access from the lane at the side of the property through to the double glazed patio doors of the annex bedroom. A tall wooden gate at the rear of the garden leads out onto a shared access lane. Off this lane is a large detached workshop and a smaller storage room. The property comes with right of access over this lane for offloading into these detached dwellings.

At the front of the property, the original half height solid stone wall borders the garden from the road side. The dividing stone wall between the two front gardens still remains, allowing for picture perfect front garden with central pathway to remain for the main residence and an area for off road parking has been created in front of the annex.

Directions

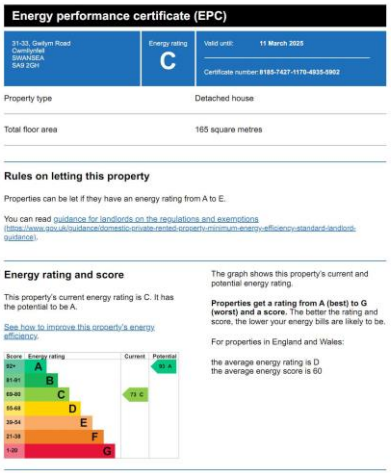
SAT NAV USERS: SA9 2GH

Tenure

Freehold

Services

Water, Electric, Gas (Liquid Petroleum Gas), and Drainage
Council Tax Band B
EPC Rating C



Energy performance certificate (EPC)

31-33, Gwllym Road Clendyfiaf SWANSEA SA9 2GH	Energy rating C	Valid until: 11 March 2025 Certificate number: 8185-7427-1170-4935-5902

Property type	Detached house
Total floor area	165 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guidance).

Energy rating and score

This property's current energy rating is C. It has the potential to be A.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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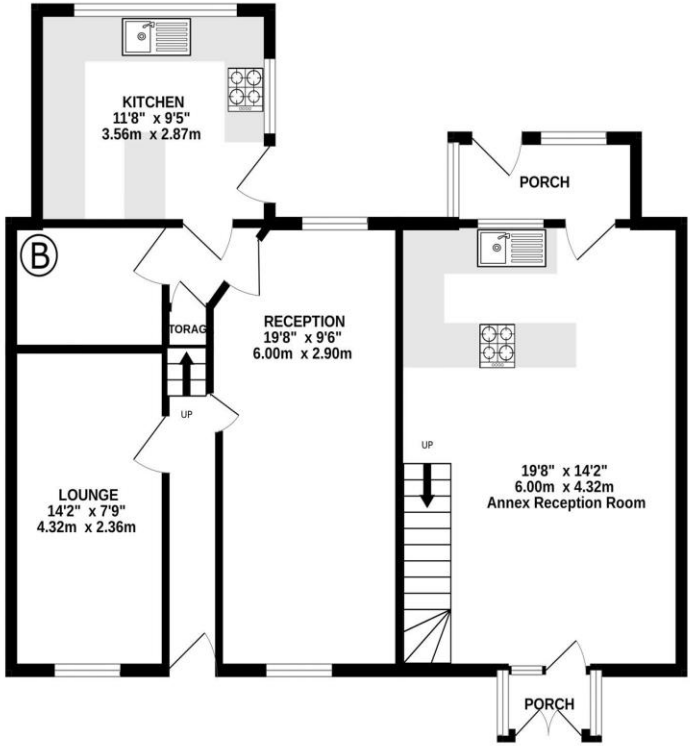
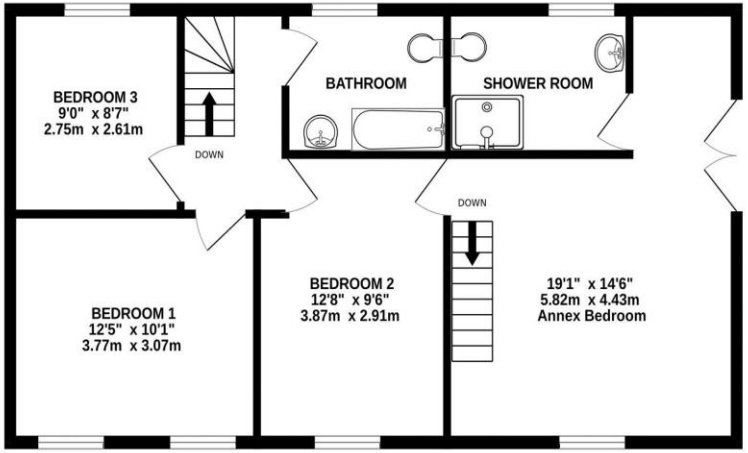
GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 1516 sq.ft. (140.8 sq.m.) approx.

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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