

**Lewis Avenue
Cwmllynfell
Swansea.**

Offers Over **£320,000**

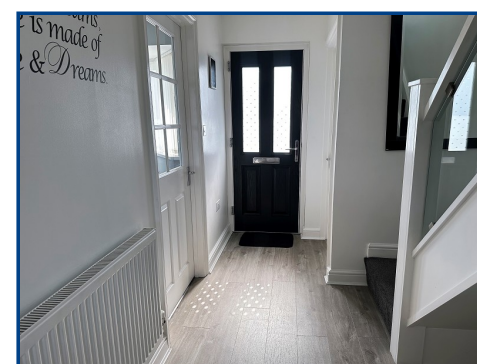
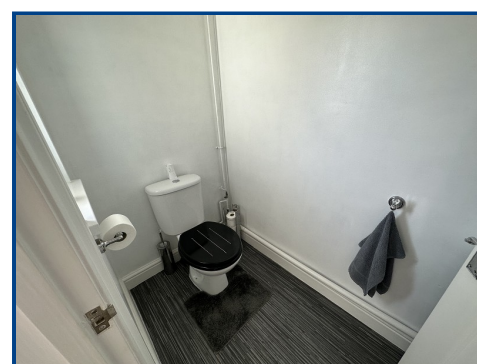
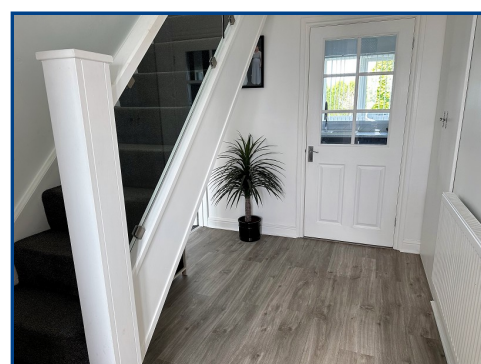


- IMMACULATELY PRESENTED PROPERTY
- 4 BEDROOM DETACHED
- AMPLE PARKING & GARAGE
- LARGE REAR GARDEN WITH VIEWS
- QUIET CUL-DE-SAC LOCATION
- VIEWING ESSENTIAL

General Description

A MUST VIEW. This 4 Bedroom detached property immaculately presented inside and out. Located at the end of a peaceful cul de sac in the village of Cwmllynfell with lovely countryside views. Ample off road parking and Garage. Low maintenance garden to front and large enclosed garden laid mainly to lawn to rear.

EPC Rating: D68



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01639 844 426**

Email: **ystradgynlais@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

A MUST View this 4 Bedroom detached property immaculately presented inside and out. Located at the end of a peaceful cul de sac in the village of Cwmllynfell with lovely countryside views. Property features include modern kitchen, Bathroom, en-suite and WC. Light and airy triple aspect living room making the most of the views. Ample paved off road parking and pretty low maintenance garden to front. Well maintained enclosed garden to rear laid mainly to lawn with some shrubs and decking area. Oil Central heating and fully double glazed. CTRP

Kitchen (6' 1" x 13' 6" Min) or (1.85m x 4.11m Min)

Vinyl tile effect flooring, spot lights, large window to rear of property, 1 1/2 sink, integrated cooker with floor to ceiling units against one wall, quartz effect worktops, induction hob, tile splash back, 1/2 glazed door, door into garden.

Dining Room (13' 11" x 8' 7") or (4.23m x 2.62m)

Carpet flooring, 1/2 glazed door, radiator, window to front of property.

Lounge (22' 2" x 10' 10") or (6.76m x 3.29m)

Triple aspect room with Large bay window to front of property, 2 windows to the side of property & patio doors to rear garden. Wood effect laminate flooring, 2 Radiators & electric wall mounted fire.

W.C. (6' 2" x 3' 4") or (1.89m x 1.01m)

Corner sink, WC, window to side, 1/2 glazed door.

Hallway

Wood effect flooring with access to WC, lounge, dining room and kitchen. Cupboard in hallway for storage, radiator and glass stairway panels.

Landing

Carpet to stairs and landing, glass panels to stairs giving a bright and airy feel, access to all rooms on first floor.

Bedroom 1 (11' 3" x 12' 3") or (3.44m x 3.74m)

Carpet flooring, large window to rear of property overlooking the garden, small window to the side of the property overlooking the countryside, radiator, glazed door into bedroom leading to en-suite.

En Suite (5' 2" x 5' 2") or (1.57m x 1.58m)

Fitted with a corner shower unit, wash hand basin & WC. Radiator, window to rear of property. Glazed door.

Bedroom 2 (10' 7" x 12' 4") or (3.22m x 3.75m)

Carpet flooring, window to front of property, radiator, glazed door.

Bedroom 3 (13' 2" x 6' 9") or (4.02m x 2.05m)

Carpet flooring, window to front of property, radiator, wardrobes, glazed door.

Bedroom 4 (5' 5" x 8' 11") or (1.66m x 2.73m)

Carpet flooring, window to front of property, radiator, glazed door.

Bathroom (8' 5" Max x 8' 5") or (2.57m Max x 2.57m)

Vinyl flooring, WC, sink, window to rear of property, bath with over head shower, towel rail, splash back to sink and bath.

External

Country side views to 3 sides of the property. Pretty low maintenance garden to front with large paved area for ample parking to side leading to a garage. Large enclosed garden to rear laid mainly to lawn with decking area leading from lounge patio doors.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

D

