



Gwilym Road, £260,000

- No Ongoing Chain
- EPC To Be Upgraded End of Septemeber
- Close to Schools and Local Amenities
- Modern Semi-Detached Family Home
- Dedicated Home Office/Study
- Ideal for Growing Families
- Rear Enclosed Garden with Potential Parking
- EPC Rating: E



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About the property

Situated in the popular village of Cwmllynfell, this exceptionally modern and beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation, perfect for growing families and those seeking contemporary living.

The property has been thoughtfully designed throughout and boasts three generous reception rooms, providing excellent space for entertaining, relaxing, and family life. A dedicated study offers the ideal environment for home working or could be utilised as a playroom or hobby room.

At the heart of the home is a stylish and well-appointed kitchen, complemented by bright and spacious living areas that create a welcoming atmosphere. The accommodation comprises four well-proportioned bedrooms, including a superb principal bedroom, alongside two modern bathrooms finished to a high standard.

Externally, the property benefits from an enclosed garden and ample outdoor space, making it ideal for both family enjoyment and entertaining guests.

Combining contemporary style with flexible living accommodation, this outstanding home offers a rare opportunity to acquire a modern family property in a convenient location close to local amenities, schools, and transport links.



Accommodation

Hallway

Landing

Bedroom One

13' 11" x 8' 11" (4.24m x 2.72m)

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m)

Bedroom Three

16' 1" x 8' 11" (4.90m x 2.72m)

Family Bathroom

9' 3" x 6' 8" (2.82m x 2.03m)

Kitchen

13' 11" x 10' 11" (4.24m x 3.33m)

Utility

10' 9" x 8' 10" (3.28m x 2.69m)

Conservatory

13' 11" x 10' 11" (4.24m x 3.33m)

Ground Floor Bathroom

9' 2" x 8' 8" (2.79m x 2.64m)

Bedroom Four

14' 6" x 9' 7" (4.42m x 2.92m)

01792 798201

morrison@peteralan.co.uk

Floorplan



Total floor area 169.8 m² (1,828 sq.ft.) approx

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