



Selling with us

Property Details Approval Form

45 Gwilym Road,
Cwmllynfell, Swansea, West
Glamorgan, Wales, SA9 2GN

Date: 28 August 2026

Property Ref and Version: MTN306078 - 0003

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

Price

£270,000

Tenure: Freehold

Key Features

- 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

Short Description

A beautifully presented modern four-bedroom semi-detached home situated in the village of Cwmllynfell. Offering spacious and versatile accommodation throughout, the property features three reception rooms, a dedicated study, two contemporary bathrooms, and four bedrooms.

Long Description

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.

Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

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.

Viewing is highly recommended to fully appreciate the size, quality, and versatility this impressive home has to offer.

Directions

Agent Note

Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

Room Description

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)

Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

Room Description

Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

Room Description

Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

Property Images



Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

Property Images



Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

Property Images

Property details **approval form**

45 Gwilym Road, Cwmllynfell, Swansea, West Glamorgan, Wales, SA9 2GN

Date: 28 August 2026 **Property Ref and Version:** MTN306078 - 0003

Floor Plan



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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

	Signature	Date
Nicky Price		
Joseph Glenny Rosedune Ltd		