



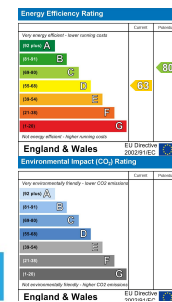
42 Barry Road, Lower Brynamman, Ammanford, Neath Port Talbot, SA18

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- Traditional, Semi-detached Property With Oil Central Heating
- Spacious Dining/Family Room Leading To The Kitchen
- Well-presented Throughout
- Enclosed Rear Garden With Views
- EPC RATING D. COUNCIL TAX BAND A.
- Two Double Bedrooms
- Upstairs Bathroom
- Parking To The Front & Rear
- Ideal F.T.B/ Investment Property

Price £115,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Drive-by needed, viewing recommended so you can appreciate the location, presentation and with a marketing price that can help a first time buyer get on the property ladder gives the property an added bonus. Situated in a quiet corner of Lower Brynamman with views of the valley to the rear and a short walk to the "common", off-road parking and two double bedrooms this property will make a wonderful home for one lucky purchaser! Call today on 01269 596659 to secure your booking! EPC RATING D. COUNCIL TAX BAND A.

Accommodation comprises : Hallway, lounge, dining/family room through to the kitchen, landing, bathroom and two double bedrooms. Externally, to the front off-road parking for a vehicle and an enclosed low maintenance frontage. To the rear, an enclosed garden with a raised decked area and the remainder laid to a gentle sloping lawn with planters and an array of fruit trees. Gated access to the rear into additional parking and rear lane access.

Brynamman is a village on the south side of the Black Mountain, part of the Brecon Beacons National Park. The village is split into Upper Brynamman and Lower Brynamman by the River Amman, which is also the boundary between Carmarthenshire and Neath Port Talbot (in the old county of Glamorganshire). Ruins of stone dwellings (possibly prehistoric), an early type of lime kiln and rectangular medieval buildings found on the mountain show that people have lived in this area for a long time.

..AGENTS VIEWING NOTES

HALLWAY

LOUNGE

DINING ROOM AREA

KITCHEN AREA

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.