



Maesyglyn, Lower Brynamman, SA18 1SY

Offers In Region Of £129,950



Calow Evans  
Estate Agents

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## Maesyglyn, Lower Brynamman, SA18 1SY

This ideal property for first-time buyers is located in the village of Lower Brynamman, on the edge of the Brecon Beacons National Park. The three-bedroom ex-local authority home features two reception rooms and two wet rooms. It also benefits from oil-fired central heating and double glazing. Externally, there is a shared driveway that provides off-road parking, as well as a rear garden.

Lower Brynamman is situated near the Brecon Beacons National Park, a popular destination for ramblers, cyclists, horse riders, and car enthusiasts. The area boasts a variety of attractions, including stunning landscapes, scenic walks, castles, natural caves, waterfalls, and more. Riverside walks and cycle paths along the River Amman are also in close proximity. Internal viewing is highly recommended.







**Accommodation:**

## **Entrance Hallway**

Laminate flooring, stairs to first floor.

## **Lounge**

3.96m x 3.3m (13'0" x 10'10")

Double glazed window to front, single panel radiator, double doors to:









## Dining Room

2.82m x 2.77m (9'3" x 9'1")

Double glazed windows to rear, single panel radiator, laminate flooring.

## Kitchen

3.25m x 2.97m (10'8" x 9'9")

Double glazed window to side, double panel radiator, part tiled walls, fitted with wall & base units, sink & draining board unit, plumbing for washing machine, space for cooker.

## Rear Hallway

Double glazed glass panelled door to side, single panel radiator.

## Wet Room

2.21m x 2.21m (7'3" x 7'3")

Double glazed window to rear, radiator, WC, wash hand basin, electric shower (suitable for disabled use).

## First Floor Landing

Double glazed window to side, cupboard housing oil boiler providing domestic hot water & central heating.

## Bedroom One

3.86m x 3.15m (12'8" x 10'4"/9'2")

Double glazed window to rear, double panel radiator.

## Bedroom Two

3.89m x 2.95m (12'9"/11'3" x 9'8")

Double glazed window to front, single panel radiator.

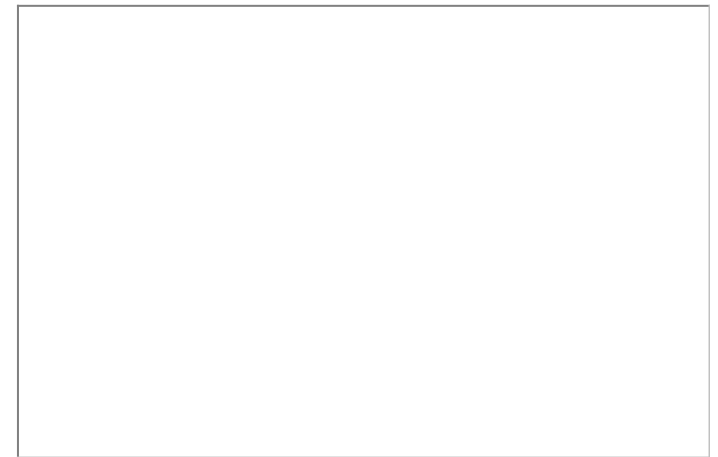
## Bedroom Three

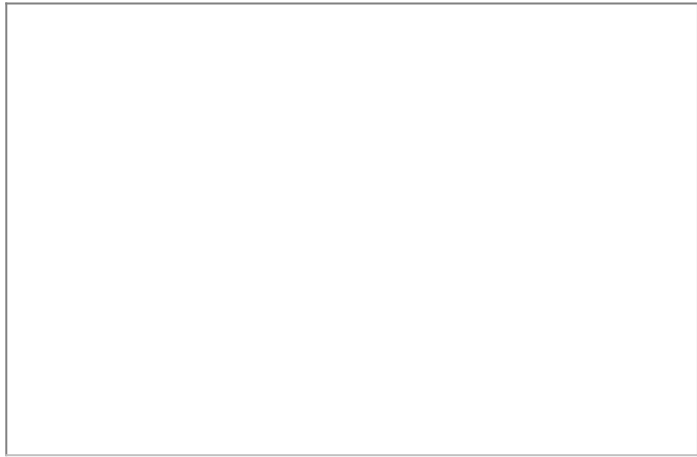
2.87m x 2.51m (9'5" x 8'3"/5'11")

Double glazed window to front, single panel radiator, storage cupboard.

## Wet Room

Double glazed window to side, single panel radiator, WC, wash hand basin, electric shower suitable for disabled use.





## Externally

Shared driveway providing off road parking, rear garden mainly laid to lawn, oil tank.

## Services

We are advised that mains services are connected. Oil fired central heating.

Please note, there are leased solar panels on the property. Information available on request.

## Tenure

Freehold



## Council Tax

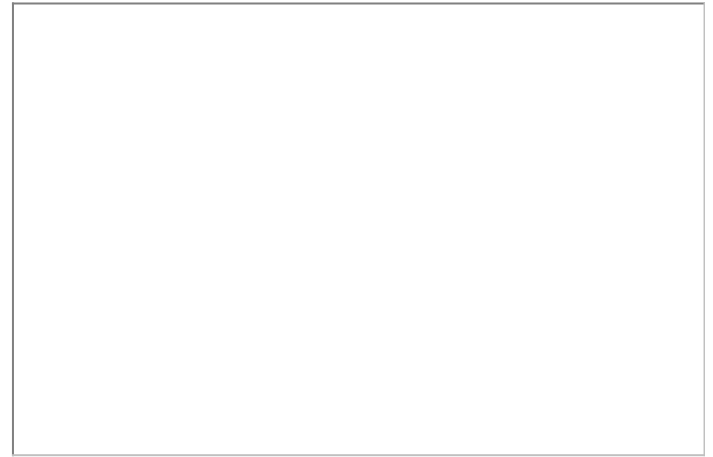
Band B

## Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

## Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.





All measurements are approximate and for display purposes only



### Address

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Ammanford, SA18 3AF

### Office Contact

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