



Brynamman Road, Lower Brynamman, Ammanford, SA18

Offers In Region Of £150,000



Calow Evans
Estate Agents

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Brynamman Road, Lower Brynamman, Ammanford, SA18

****NO UPPER CHAIN** DETACHED DOUBLE GARAGE & LARGE
WORKSHOP***

A detached property offering comfortable accommodation and benefits from great potential to the rear with double garages and an outbuilding which will lend itself for various uses (stpp). The property offers three bedrooms accommodation and a box room and two reception rooms on the ground floor. There is oil fired central heating (with the exception of the box room and utility room) and double glazing to the property. An enclosed garden enjoys views to the rear also has potential to extend the parking area if required.

The village of Lower Brynamman offers good basic amenities and enjoys access to The Brecon Beacons National Park via Upper Brynamman where you can enjoy breath taking scenery and waterfalls. The area is popular with ramblers, cyclists, car enthusiasts and photographers. The main shopping facilities are located at Ammanford town centre.





Entrance Porch:

Wood flooring, tongue and groove to half way, double glazed glass panel door to hallway.

Entrance Hallway:

Stairs to first floor.

Lounge:

4.52m x 3m (14'10" x 9'10")

Double glazed window to front, feature ornamental fireplace, two single panel radiators.





Sitting Room:

4.55m x 3.05m (14'11" x 9'10/10'0")

Double glazed window to front, two single panel radiators, picture rail.

Inner Hall:

Understairs storage cupboard, single panel radiator.

Kitchen:

3.25m x 3.05m (10'8" x 10'0")

Double glazed glass panel door and double glazed window to side, fitted with wall and base units, cooker space, single bowl sink unit and draining board, part tiled walls, single panel radiator.

Utility Room:

Double glazed obscure window to side, oil boiler providing domestic hot water and central heating (with the exception of the box room).

First Floor Landing:

Single panel radiator.

Bedroom One:

4.55m x 3.28m (14'11" x 9'11"/10'9")

Double glazed window to front, picture rail, single panel radiator.

Bedroom Two:

3.86m x 3.28m (12'8" x 9'1"/10'9")

Double glazed windows to side and rear with views, built in wardrobes, single panel radiator.

Bedroom Three:

2.67m x 2.34m (8'9"/7'11" x 7'8")

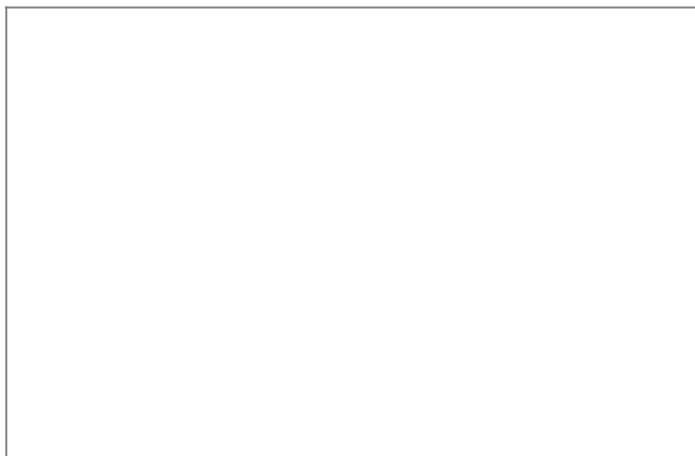
Double glazed window to front, single panel radiator.

Box Room:

1.65m x 1.24m (5'5" x 4'1")

Double glazed window to front.





Bathroom:

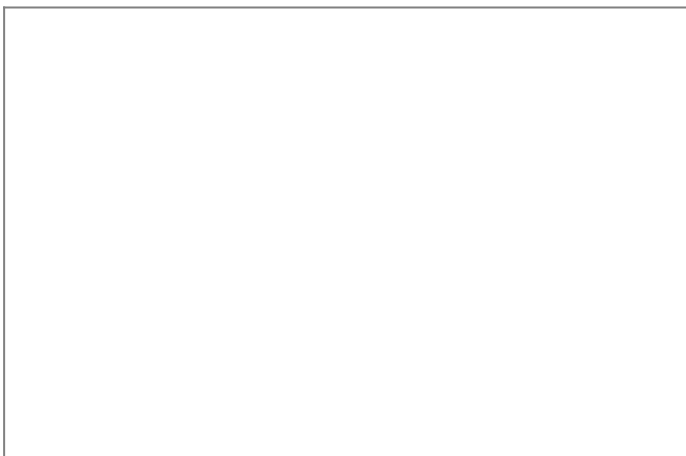
Double glazed window to rear, suite comprises panelled bath with shower over and shower screen, WC, pedestal wash hand basin, part tiled walls, airing cupboard housing hot water tank, single panel radiator.

Externally:

A small enclosed frontage, access driveway that leads down to the rear DOUBLE GARAGES with up and over doors (the right of vehicle access needs to be confirmed) and OUTBUILDING which offers potential to improve and would lend itself for various uses (stpp). An enclosed garden with views to the rear which offers potential for extended parking if required (stpp).,

Services:

We are advised all mains services are connected.



Tenure:

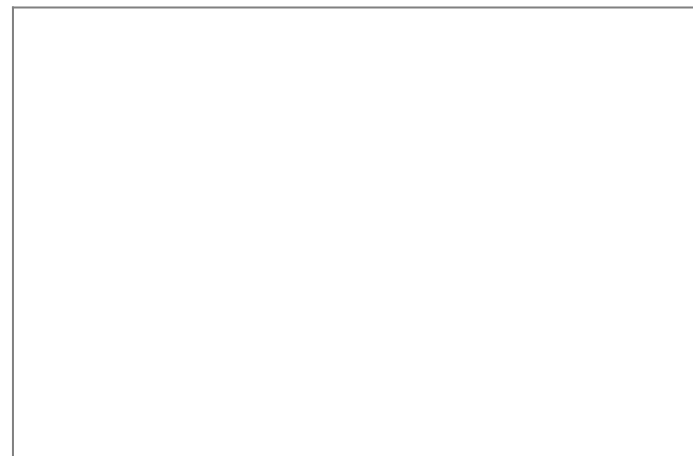
Freehold.

Council Tax Band:

Tax Band C.

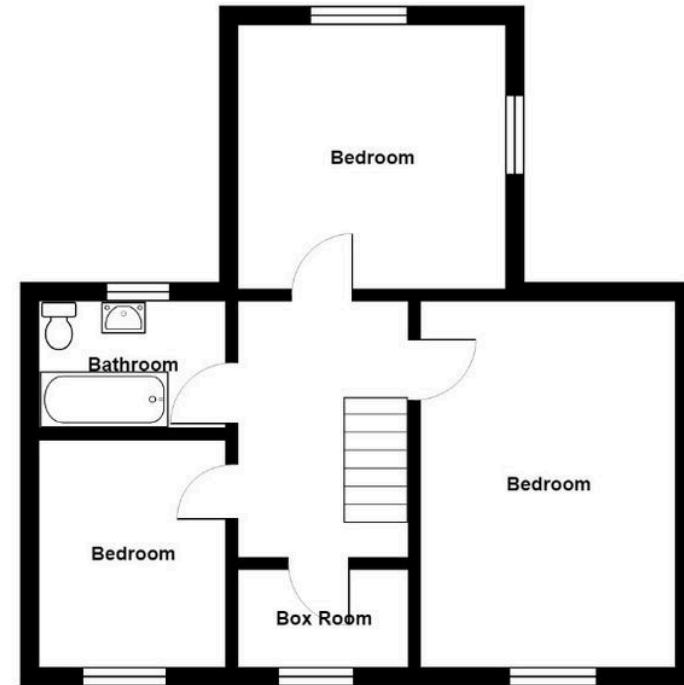
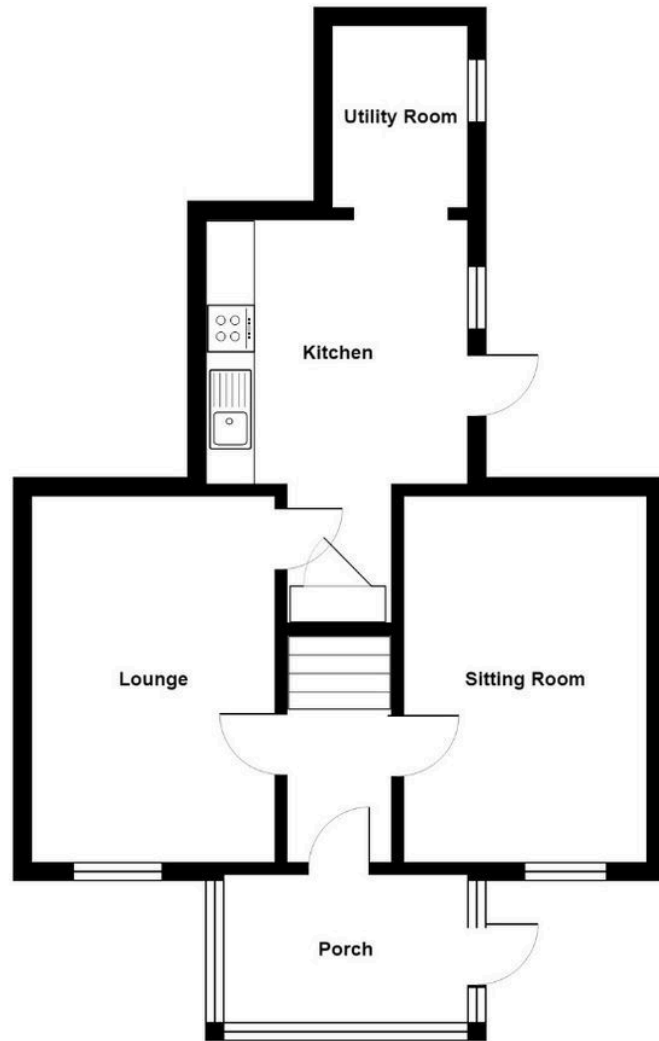
Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. On reaching the junction in Pontamman turn left. Proceed through the villages of Glanamman, Garnant and proceed onto Gwaun Cae Gurwen. Take the left turning before the railway crossing signposted Brynamman and continue on this road passing the common and proceed onto Brynamman Road whereby the property will be located on the left hand side.



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.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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