



Glyn Road, Lower Brynamman, SA18 1SS

£225,000



Calow Evans
Estate Agents

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This well-presented detached home is located in a semi-rural area of Lower Brynamman. It is an ideal family residence featuring two reception rooms, three double bedrooms, a ground floor bathroom, and a first floor WC. The property benefits from oil-fired central heating and double glazing. Outside, there is a spacious driveway that provides ample parking and a larger than average garden that backs onto farmland.

Lower Brynamman is situated on the edge of the Brecon Beacons National Park, which is popular with ramblers, cyclists, horse riders, and car enthusiasts. The area offers a variety of attractions, including stunning landscapes, walking trails, castles, natural caves, and waterfalls. The main shopping facilities can be found in Ammanford town centre.





Accommodation:

Entrance Hallway

Stairs to first floor, single panel radiator.

Sitting Room

4.47m x 3.38m (14'8" (into bay window) x 11'1")

Double glazed bay window to front, double panel radiator, exposed floorboards, log burner in surround, slate hearth.





Lounge

4.34m x 3.91m (14'3" (to chimney breast) x 12'10")

Double glazed window to rear, single panel radiator, feature fireplace.

Kitchen/Breakfast Room

3.66m x 3.35m (12'0" x 11'0")

Double glazed window to side, single panel radiator, quarry tiled floor, fitted with wall & base units, sink & draining units, space for cooker, downlighters to ceiling.

Pantry

Double glazed window to side.

Rear Hallway/Utility

Double glazed door to side, free-standing oil boiler providing domestic hot water & central heating, plumbing for washing machine.

Bathroom

2.26m x 2.01m (7'5" x 6'7")

Double glazed window to rear, part tiled walls, tiled floor, suite comprising panelled bath, WC, pedestal wash hand basin, radiator, part tiled walls, tiled floor.

First Floor Landing

Double glazed window to side, single panel radiator.

Bedroom One

3.76m x 3.71m (12'4" x 12'2"/11'4")

Double glazed window to front, double panel radiator.

Bedroom Two

3.66m x 3.51m (12'0" x 11'6"/9'8")

Double glazed window to rear, double panel radiator, exposed floorboards, storage cupboard.

Bedroom Three

2.46m x 2.39m (8'1" x 7'10")

Double glazed window to rear, single panel radiator.





WC

Saniflo WC, wash hand basin.

Externally

Side driveway offering ample parking, side pedestrian access to a larger than average garden mainly laid to lawn backing onto farmland, paved patio area, storage shed.

Services

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

Tenure

Freehold

Council Tax

Band C

Broadband Speed/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage is available in this 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.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128