



Park Street, Lower Brynamman, Ammanford, SA18

Offers In Region Of £95,000



Calow Evans
Estate Agents

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Park Street, Lower Brynamman, Ammanford, SA18

NO UPPER CHAIN.

A three bedroom mid terraced property situated in the village of Lower Brynamman. The accommodation provides two reception rooms and benefits from gas fired central heating, double glazing and a good sized rear garden. This is an ideal property for the first time buyer or investor.

The village of Brynamman offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre.





Entrance Hallway:

Stairs to first floor.

Lounge:

6.83m x 4.04m (22'5" x 9'0"/13'3")

Double glazed windows to front and rear, laminate flooring, understairs storage cupboard, two double panel radiators.

Dining Room:

3.23m x 2.16m (10'7" x 7'1")

Double glazed window to rear, laminate flooring, double panel radiator.





Kitchen:
3.4m x 1.88m (11'2" x 6'2")

Double glazed window and double glazed glass panel door to rear, tiled floor, fitted with wall and base units,

First Floor Landing:

Walk-in cupboard.

Bedroom One:
3.38m x 3.3m (11'1" x 9'1"/10'10")

Double glazed window to front, gas boiler providing domestic hot water and central heating, single panel radiator.

Bedroom Two:
3.28m x 3.28m (10'9" x 7'9"/10'9")

Double glazed window to front, double panel radiator.

Bedroom Three:
3.4m x 2.11m (11'2" x 6'11")

Double glazed window to front, built in wardrobe, single panel radiator.

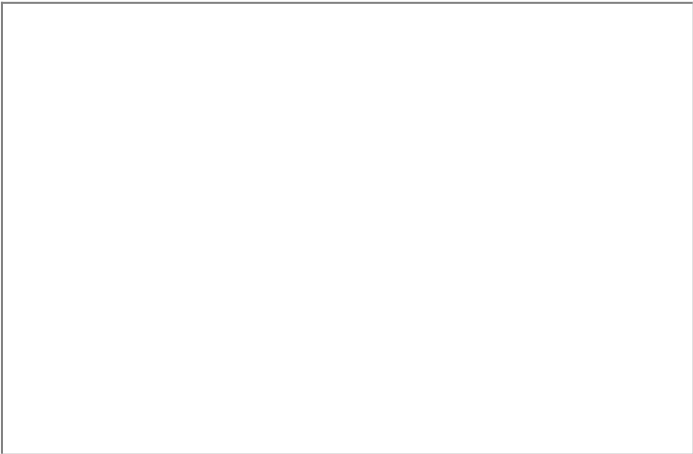
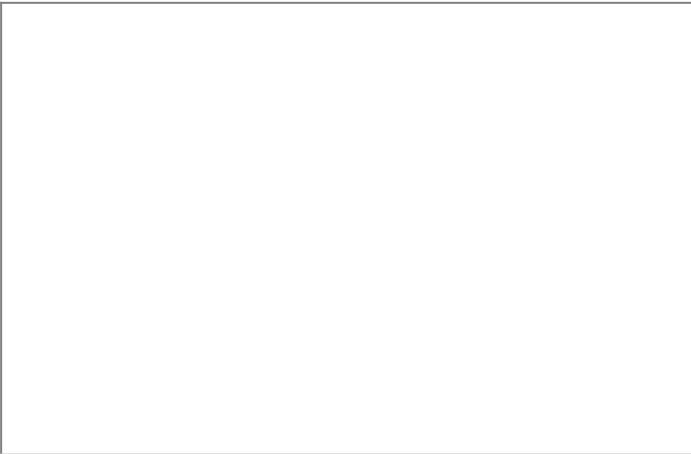
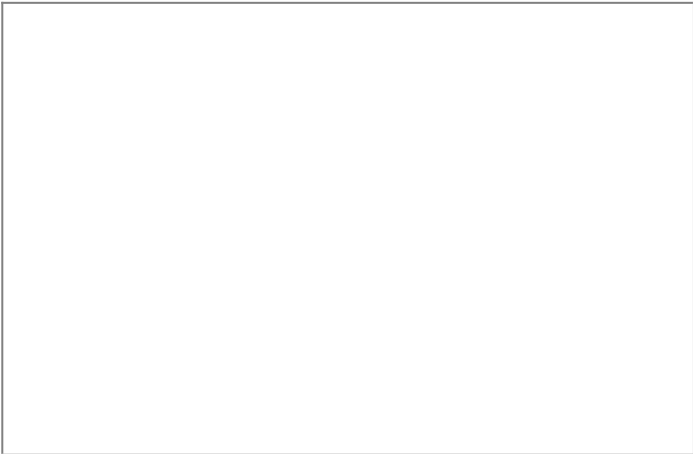
Bathroom:
2.39m x 2.62m (7'10" x 8'7")

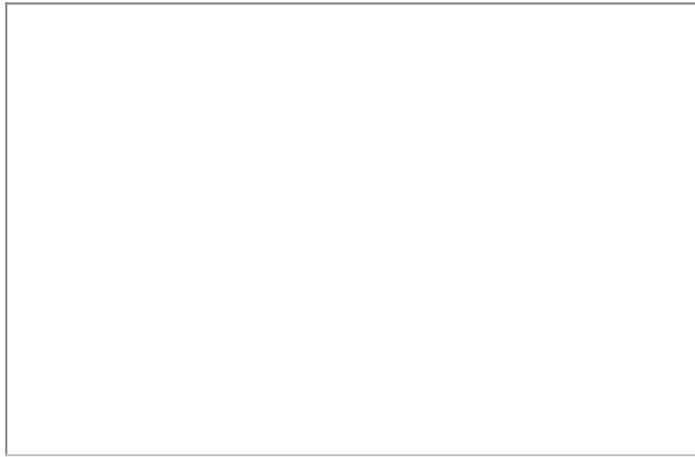
Double glazed window to rear, panelled bath, WC, shower enclosure, respatex effect to walls, single panel radiator.

Externally:
Small frontage, elevated rear garden to lawn and patio area. Please note there is side pedestrian access to the rear of the neighbouring property (tbc).

Services:
We are advised all mains services are connected.

Tenure:
Freehold.



**Council Tax:**

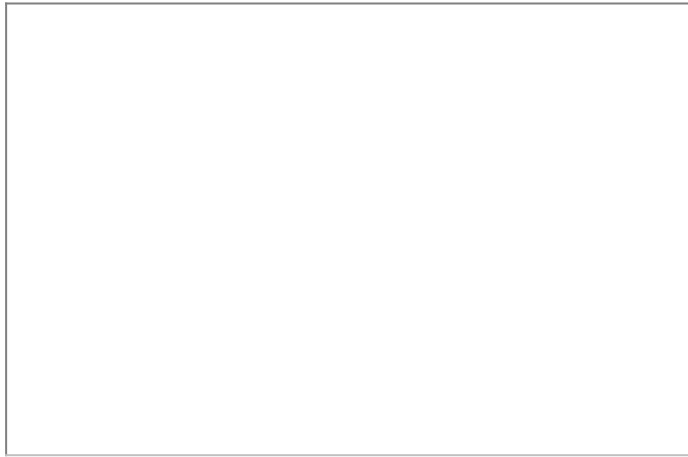
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Broadband/Mobile Phone Coverage:

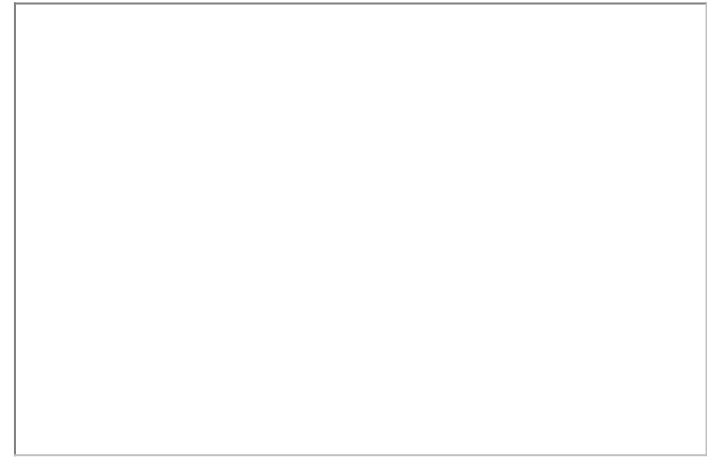
There is superfast broadband & mobile phone coverage in the area.

Directions:

From our Ammanford office proceed to the traffic lights turn left onto High Street. Proceed to the next junction in Pontamman and turn left. Proceed through the village of Glanamman , Garnant and onto Heol Cae Gurwen. On reaching the railway crossing turn left before signposted Brynamman. Proceed through Lower Brynamman whereby the property will be located on the right hand side just before the petrol garage and will be identified by our for sale board.

**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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