



House - Detached (EPC Rating: E) Freehold

BRYNAMMAN ROAD, LOWER BRYNAMMAN, AMMANFORD, SA18 1TP

Offers In The Region Of

£235,000

3 Bedroom House - Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Well Presented Detached House with countryside views located within the small village of Brynamman offering a range of local amenities, primary school, community run cinema and within walking distance of the Black Mountain Range. Ammanford Town Centre and Pontardawe are approximately 7 miles away with further shopping and leisure facilities. The accommodation comprises Entrance Hall, Open Plan Lounge & Dining Room, Wet Room and Kitchen on the ground floor and 3 Bedrooms, dressing/storage room and Bathroom located on the first floor. Externally, there is a large tiered rear garden and ample parking. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band - C. Freehold. EPC - E45. INTERNAL VIEWING RECOMMENDED.

Ground Floor

Entrance Hall

With radiator, artex textured and coved ceiling, tiled floor and stairs to first floor.

Open Plan Lounge/Diner

23'7" x 11'11" max

With two radiators, under stair storage, brick feature wall with coal fireplace, textured and coved ceiling, tiled floor and windows to the front and rear of the property.

Wet Room

7'8" x 4'9"

With low level flush WC, pedestal wash hand basin, walk-in dual head shower with mains shower, extractor fan, heated towel rail, artex textured ceiling, tiled walls, tiled floor and window to the side.

Kitchen

14'0" x 9'4"

With a range of base and wall units, one and a half bowl stainless steel sink unit with mixer tap, electric hob with extractor fan above, integrated eye-level electric oven, plumbing for dishwasher and washing machine, space for tumble dryer and refrigerator, radiator, downlights, part tiled walls, tiled floor, gas boiler providing domestic hot water and central heating and windows to the side and rear of the property.

First Floor

Landing

With hatch to roof space, radiator, window to the side, artex textured and coved ceiling.

Bedroom 1

11'9" x 9'4"

With radiator, artex textured and coved ceiling, window to the rear.

Bedroom 2

11'4" x 9'3"

With radiator, artex textured and coved ceiling and window to the front.

Bedroom 3

8'7" x 7'8"

With radiator, artex textured and coved ceiling and window to the side.

Office/Dressing Room

14'2" x 9'10"

With radiator, artex textured ceiling and windows to the side.

L Shaped Bathroom

8'0" x 4'4" inc to 7'7"

With low level flush WC, pedestal wash hand basin, panelled bath, radiator, part tiled walls, artex textured and coved ceiling and window to the front.

External

Front: Front forecourt with resin bound gravel path to front and side access leading to rear garden.

Rear: Tiered lawned garden with resin bound sitting area, shed with electricity connected and slate steps leading to parking area for approximately six cars.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band C



TENURE

Freehold

NOTE

All photographs have been taken with a wide angle lens.

Any appliances and services listed on these details have not been tested.

AGENTS NOTE

The vendors have made us aware that the solar panels are not yet owned by the property. For more information, please contact the office.

SOCIAL MEDIA

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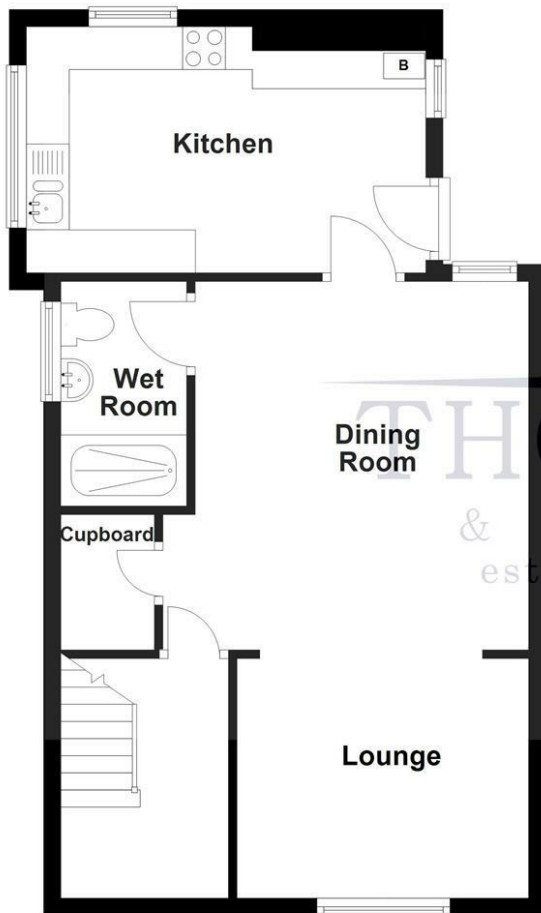
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Directions

Leave Ammanford on High Street and travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left just before the level crossing for Brynamman. Travel for approximately one and a half miles and the property can be found on the right hand side.



Ground Floor



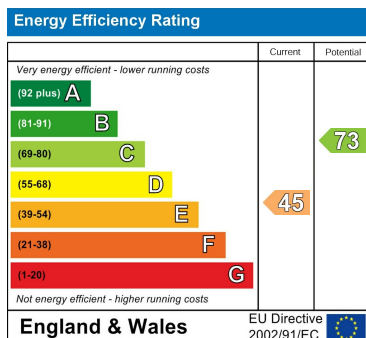
First Floor



Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.