



House - Semi-Detached (EPC Rating: E) Freehold

BARRY ROAD, LOWER BRYNAMMAN, AMMANFORD, SA18 1TY

Offers In The Region Of

£199,950

3 Bedroom House - Semi-Detached located in Ammanford

Thomas & Thomas Estate Agents are delighted to offer For Sale this Semi Detached House set on a quiet side road in the village of Brynamman with fine views of the open countryside. The village of Brynamman with local amenities include a community run cinema, primary school and is approximately 7 miles from Ammanford town centre. The accommodation comprises a large lounge/diner, utility room, kitchen and bathroom on the ground floor and 3 bedrooms and a study room on the first floor. Externally, the property features a patio area that leads to tiered, landscaped lawns, along with an outbuilding that benefits from connected electricity. The property benefits from Oil Central Heating & uPVC Double Glazing.

Council Tax Band - B. Freehold. EPC - E49 NO ONWARD CHAIN.

Ground Floor

With front entrance door leading to...

Entrance Hall

With radiator, textured and coved ceiling, stairs to first floor, under stairs cupboard and wooden floor.

Lounge

25'7" x 11'1"

With textured and coved ceiling and window to the front of the property.

Kitchen

14'1" x 13'1" red to 9'2"

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, gas hob with extractor above, electric oven below, space for fridge/freezer, radiator, part tiled walls, laminate flooring, textured and coved ceiling, obscure glass window to the side and window to the rear of the property.

Utility Room

7'10" x 3'11"

With base and wall units, floor mounted oil boiler providing domestic hot water and central heating, hatch to roof space, textured and coved ceiling.

Bathroom

11'1" x 5'10"

With low level flush WC, pedestal wash hand basin, bath with overhead shower, radiator, textured and coved ceiling, fully tiled walls and obscure glass window to the rear.

Rear Porch

4'11" x 4'7"

With plumbing for washing machine, space for tumble dryer, Respatex walls and French double doors leading to the rear.

First Floor

Landing

With radiator and coved ceiling.

Bedroom 1

13'1" x 9'10"

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

Bedroom 2

11'1" x 12'1"

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

Bedroom 3

8'6" x 7'10"

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

Study/Bedroom 4

4'7" x 5'10"

With textured & coved ceiling and window to the front.

External

Front: With a paved forecourt area and gated side access to the property.

External: With a paved courtyard area and an outbuilding, leading to a tiered decking area surrounded by gravel and on to a spacious lawned area. Ample parking is available to the rear of the property.

Services

Mains water, electric and drainage. Oil Tank.

Council Tax

- Band B.

TENURE

Freehold



NOTE

All photographs have been taken using a wide angle lens.

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

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

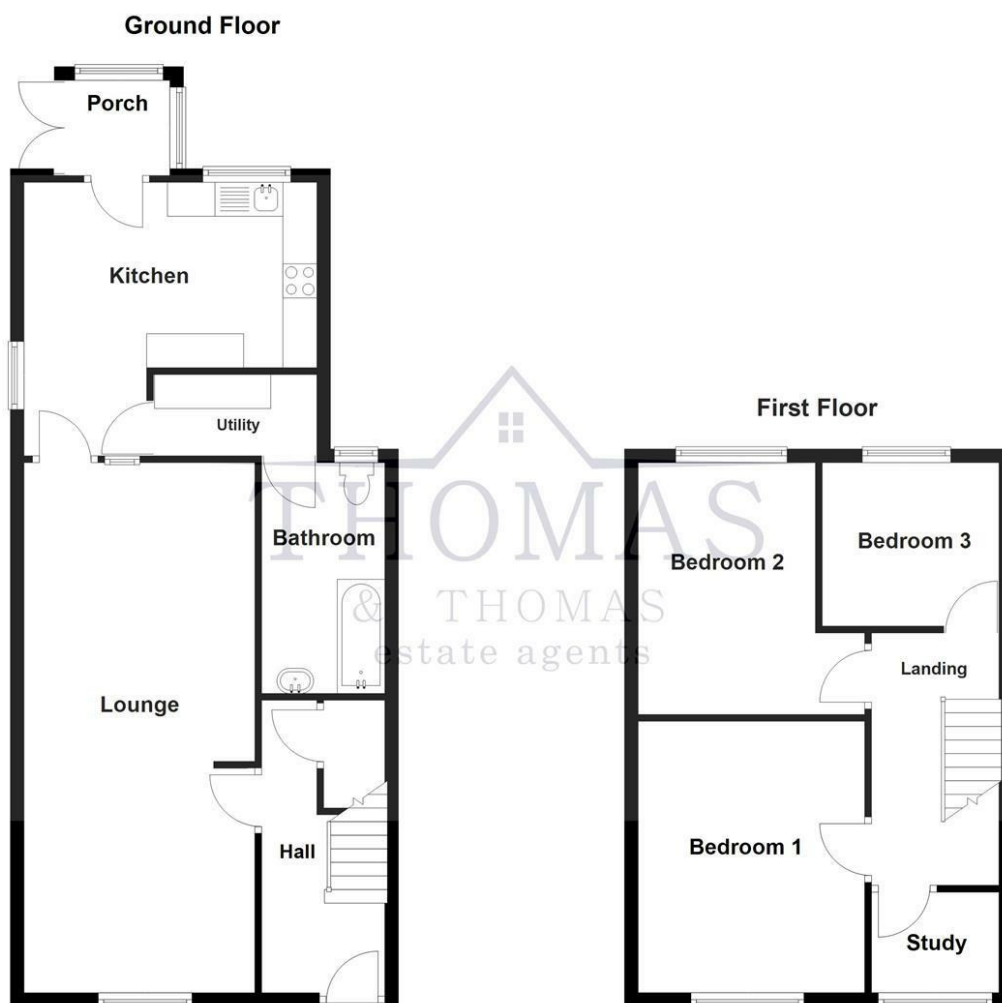
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Directions

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 half a mile, turn right onto Barry Road and the property can be found on the right hand side identified by our For Sale board.

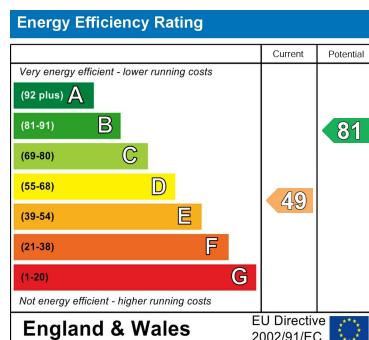




Council Tax Band

B

Energy Performance Graph



Call us on

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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.

