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Cwmgarw Road, Upper Brynamman Ammanford  
offers in the region of £550,000

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01792 798201  
morrison@peteralan.co.uk



## About the property

Welcome to your dream retreat in Upper Brynamman! This stunning 3-bedroom detached property sits majestically on 4 acres of lush land, offering panoramic views of the majestic Black Mountain.

Step into luxury as you explore the meticulously designed interiors, featuring spacious living areas, a modern kitchen, and elegant bedrooms, all crafted to perfection.

Outside, indulge in the tranquillity of nature with your very own stable block, outbuildings, and paddocks, ideal for horse enthusiasts or those seeking a serene countryside lifestyle.

For those with an equestrian passion, the property boasts a Ménage, providing the perfect space for training and exercising horses.

Experience the epitome of rural living with this extraordinary property, where every day is a picturesque escape amidst the beauty of Upper Brynamman.

## Accommodation

### Lounge

21' 1" x 13' 5" ( 6.43m x 4.09m )  
Two double glazed UPVC to the front of the property. Carpets. UPVC double glazed door to front. Two radiators. Ceiling beams. Door leading to dining room.

### Dining Room

9' 4" x 15' ( 2.84m x 4.57m )  
UPVC double glazed window to the rear. Oak flooring. Radiator. Door to separate utility room and kitchen.

### Utility Room

8' 9" x 7' 2" ( 2.67m x 2.18m )  
UPVC double glazed obscured glass window facing the side of the property. Tiled flooring and partially tiled walls. Walls and base units with laminate worktops. Stainless steel sink with mixer taps. Space and plumbing for a washing machine/tumble dryer/dishwasher. Door to downstairs cloakroom.

### Cloakroom

Leading from the utility room with UPVC double glazed obscured glass window to side of the property. Tiled flooring. Partially tiled walls. Low level W.C.

### Kitchen

15' 4" x 8' 8" ( 4.67m x 2.64m )  
UPVC double glazed window to rear side with a fitted venetian blind. UPVC half glazed door to side of the property, providing access to the rear garden. Tiled flooring. Partially tiled walls. Range of matching solid wood kitchen units with laminate work tops. Freestanding range-master cooker with a built-in extractor fan





overhead. Bowl sink with mixer taps. Space for a small table or dresser. Breakfast bar area.

### Landing

Fitted carpet. Doors leading to all three bedrooms and family bathroom.

### Bedroom One

15' 5" x 13' 5" ( 4.70m x 4.09m )  
UPVC double glazed window facing the rear of the property, overlooking the mountain. Fitted carpets. Radiator. Door to walk in wardrobe. Built in corner shower cubicle with glass sliding door, tray and wall mounted mixer shower.

### Walk In Wardrobe

8' x 4' ( 2.44m x 1.22m )  
Walk in wardrobe. Continuation of the fitted carpet. Light switch.

### Bedroom Two

11' 4" MAX x 13' 5" MAX ( 3.45m MAX x 4.09m MAX )  
UPVC double glazed windows to the front of the property with views across Black Mountain. Fitted carpet coving. Original ceiling beams. Radiator. Built in airing cupboard.



### Bedroom Three

10' 1" x 9' 11" ( 3.07m x 3.02m )  
UPVC double glazed windows to the front of the property with views of the Black Mountain. Fitted carpet. Radiator. Loft access.

### Bathroom

UPVC double glazed glass window to side of the property. Vinyl flooring. Tiled walls. Panelled bath with mixer taps and hand shower attachment. Wash-hand basin with hot and cold taps. Low level W.C. Radiator. Extraction fan.

### Hay Store

12' 4" x 12' 2" ( 3.76m x 3.71m )  
Double wooden doors to the front. Vaulted barn ceiling.

### Tack Room

11' 7" x 11' 5" ( 3.53m x 3.48m )  
Vaulted ceiling. Wooden door to front. Electric and strip lighting.

### Rear Garden

Koi carp pond to rear. Deck area off kitchen.



### Stables

Three stables all together with stable doors.  
Stable One: 11'11 x 12'4.  
Stable Two: 15'6 x 11'5  
Stable Three: 11'11 x 11'5

### Front Garden

Gravel drive to front with double gates to side. Gated front garden planted with mature shrubs and trees. Orchard to side with mature fruit trees offering further potential to extend (STPP).

### Rear Garden

Brick built-shed. Paddock, Ménage, access to the Stable block complete with, Hay store and Tack room and 3 stables. Chicken coup, Solar Panel. Koi Carp pond and Greenhouse.

### Garage

20' 10" x 22' 6" ( 6.35m x 6.86m )  
Roller door to the front. Wooden door to side for additional access. UPVC double glazed window to front. Electric power points and lighting. Vaulted ceiling.

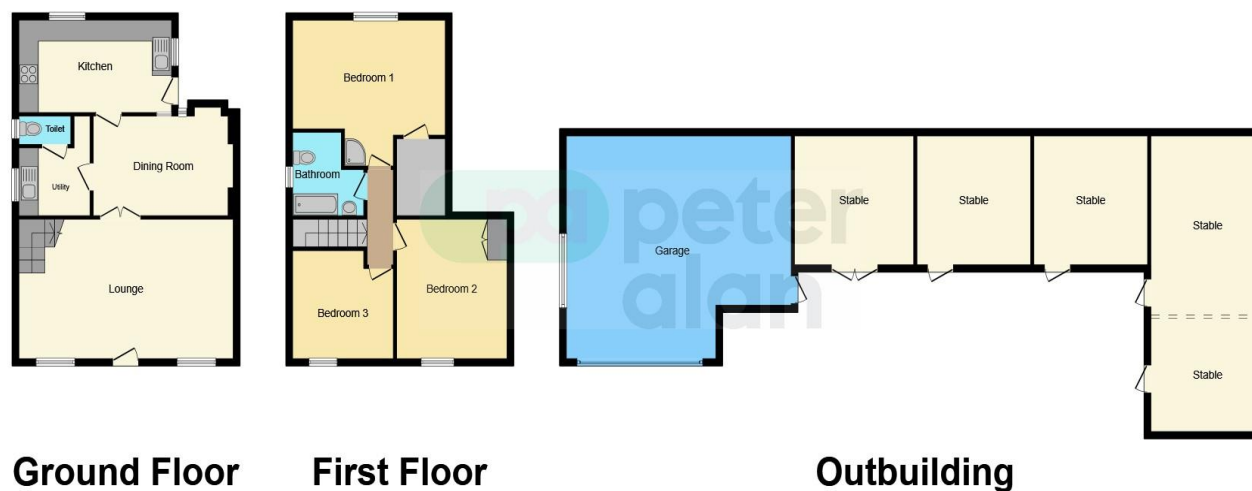
### Special Features



Low level W.C in garage.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.