

61 Llandeilo Road, Upper Brynamman, Ammanford, SA18 1BE

Offers in the region of £225,000

A detached house set on a quiet side road in the village of Brynamman, close to local amenities including Cinema, Post Office, Primary school and within easy access of the Black Mountains, Ammanford is approximately 7 miles distant with its wider range of transport and shopping facilities. Accommodation comprises sitting room, lounge, kitchen/diner, utility room, 3 bedrooms and upstairs bathroom. The property benefits from gas central heating, uPVC double glazing and rear garden. EPC-F36.

Ground Floor

With uPVC double glazed entrance door into

Sitting Room

8'6" x 14'0" (2.61 x 4.27)



With coved ceiling, radiator and uPVC double glazed window to front. Double doors to

Lounge

12'0" x 10'7" (3.66 x 3.23)



With radiator, electric fire on marble hearth and uPVC double glazed window to rear.

Kitchen/Diner

20'10" x 9'5" (6.37 x 2.88)



With a range of base and wall units, display cabinets, stainless steel single drainer sink unit with mono bloc tap, electric cooker

point with extractor over, plumbing for automatic dish washer, part tiled walls, 2 radiators, coved and textured ceiling, breakfast bar and uPVC double glazed window to front and rear.

Utility

5'1" x 9'3" (1.56 x 2.82)



With sink unit and cupboard under, plumbing for automatic washing machine, tiled walls, radiator, coved ceiling, low level flush W/C, wall mounted gas boiler providing domestic hot water and central heating, uPVC double glazed window to rear.

Inner Hall

With radiator and stairs to first floor.

Rear Hall

8'4" x 2'11" (2.56 x 0.90)

With radiator, understairs cupboard, built in cupboard and uPVC double glazed door to side.

First Floor

Landing

With hatch to roof space, coved ceiling and uPVC double glazed window to rear.

Bedroom 1

9'10" x 13'9" (3.01 x 4.20)



With radiator and 2 uPVC double glazed windows to front.

Bedroom 2

10'7" x 9'7" (3.24 x 2.93)



With coved ceiling, radiator and uPVC double glazed window to rear.

Bedroom 3

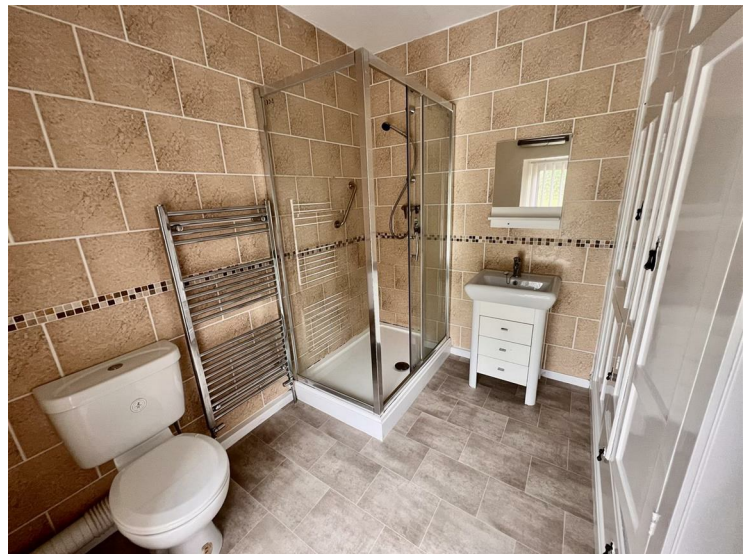
11'11" x 10'0" reducing to 8'0" (3.64 x 3.06 reducing to 2.44)



With radiator and uPVC double glazed window to front.

Bathroom

8'5" x 7'10" (2.58 x 2.40)



With low level flush W/C, vanity wash hand basin with cupboard under, built in cupboards, shower cubicle with mains shower, part tiled walls, heated towel rail and uPVC double glazed window to rear.

Outside

With garden area to front, right of way access over side driveway leading to parking area to the rear and steps up to lawned garden.

Services

With mains electric, water, drainage and gas.

Council Tax

Band C.

Note

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left towards Brynamman. Travel through the village and as you climb the hill turn left back on yourself into Llandeilo Road and the property can be found on the right hand side.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.