



**10 Groesffordd, Upper Brynamman, Ammanford, SA18 1SD**

**Offers in the region of £145,000**

A semi detached house set on a quiet side road in the village of Brynamman. Close to local amenities and within easy access of the Black Mountains, Ammanford is approximately 7 miles distance with its wider range of transport and shopping facilities. Accommodation comprises entrance hall, lounge, kitchen, 3 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, under stairs storage, coat hooks, radiator and uPVC double glazed window and door to side.

### Lounge

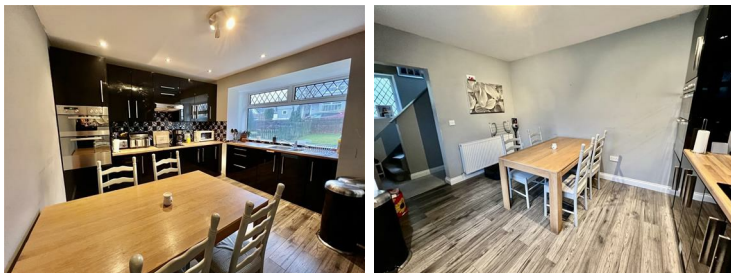
10'7" red to 7'3" x 18'10" (3.25 red to 2.21 x 5.76)



with 2 radiators and 2 uPVC double glazed windows to rear and uPVC double glazed window to side.

### Kitchen

10'3" x 12'10" (3.13 x 3.92)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over, built in double oven, part tiled walls, laminate floor, radiator and uPVC double glazed window to front.

## First Floor

### Landing

with hatch to roof space and uPVC double glazed window to side.

## Bedroom 1

10'10" x 12'5" (3.32 x 3.81)



with 2 built in wardrobes, radiator and uPVC double glazed window to rear.

## Bedroom 2

10'5" x 9'6" min (3.18 x 2.92 min)



with radiator and uPVC double glazed window to front.

### Bedroom 3

7'3" x 9'7" max (2.21 x 2.93 max)



with built in cupboard, radiator and uPVC double glazed window to front.

### Bathroom

7'1" x 6'6" (2.17 x 1.99)



with low level flush WC, pedestal wash hand basin, P shape panelled bath with shower over and glass screen, tiled walls, extractor fan, heated towel rail and uPVC double glazed window to rear.

### Outside



with lawned garden to front, rear garden with decking area, lawned garden, outside WC, 2 store sheds and brick shed/utility (2.36 x 1.42) with power and light connected and plumbing for automatic washing machine.

### Services

Mains electricity, water and drainage.

### NOTE

All photographs are taken with a wide angle lens.

### Council Tax

Band A

### Directions

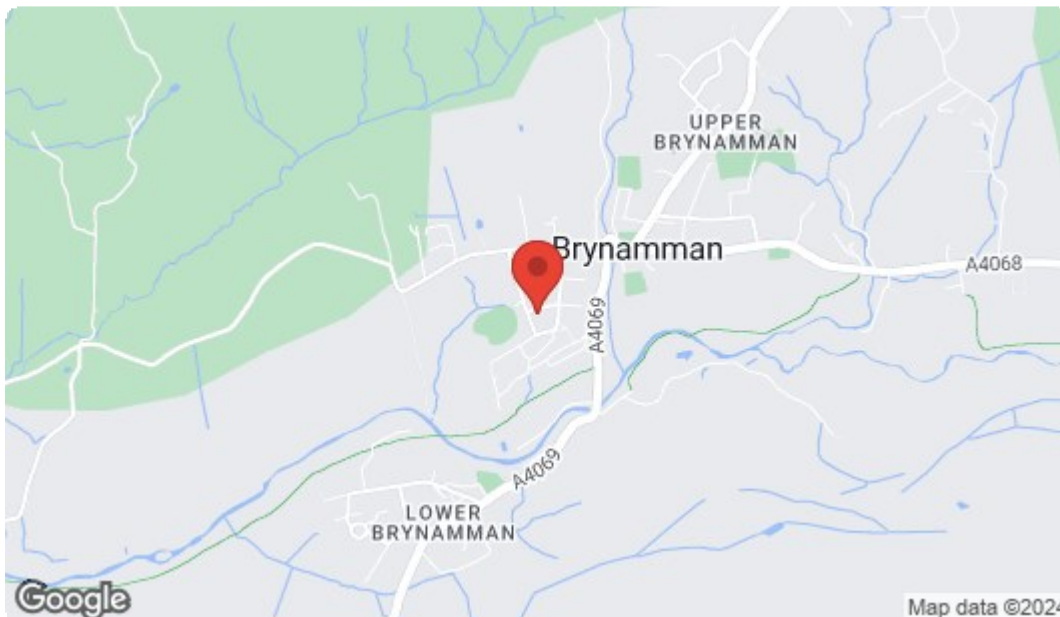
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left towards Brynamman. Travel through the village and as you climb the hill turn left back on yourself into Llandeilo Road, take the first left into Heol Y Gelynen and first right onto Groesffordd and the property can be found on the left hand side, identified by our For Sale board.

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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Please note:

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