



**21 Llandeilo Road, Upper Brynamman, Ammanford, SA18 1BA**

**Offers in the region of £210,000**

NO ONWARD CHAIN.... 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 entrance hall, lounge, sitting room, dining room, kitchen, utility room, downstairs WC, 3 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing, off road parking for 1 car and rear garden.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, laminate floor, radiator and coved ceiling.

### Lounge

21'4" x 10'4" (6.51 x 3.16)



with laminate floor, 2 radiators, coved ceiling and uPVC double glazed window to front.

### Sitting Room

13'7" x 10'2" (4.15 x 3.10)



with laminate floor, radiator, coved ceiling and uPVC double glazed window to front.

## Dining Room

6'8" x 7'8" (2.05 x 2.36)



with under stairs cupboard, laminate floor, radiator, coved ceiling and uPVC double glazed window to rear.

## Kitchen

12'0" x 13'5" (3.68 x 4.11)



with range of fitted base and wall units, display cabinets, stainless steel double bowl sink unit with monobloc tap, 5 ring gas hob in central island, built in double oven, integrated automatic dishwasher, part tiled walls, laminate floor, radiator, downlights, coved ceiling and uPVC double glazed window to rear and door to side.

### Hall

5'7" x 8'2" (1.72 x 2.50)



with laminate floor, radiator, coved ceiling and uPVC double glazed window and door to side.

### Downstairs WC

3'3" x 3'8" (1.01 x 1.12)



with low level flush WC, vanity wash hand basin, radiator, laminate floor, coved ceiling and uPVC double glazed window to rear.

### Utility

6'6" x 8'4" (2 x 2.55)



with plumbing for automatic washing machine, laminate floor and uPVC double glazed window to rear.

### First Floor

#### Landing

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

#### Bedroom 1

12'5" x 15'2" (3.8 x 4.63)



with coved ceiling and 2 uPVC double glazed windows to front.

### Hall

6'3" x 3'7" (1.92 x 1.10)

with laminate floor and coved ceiling.



## Bedroom 2

9'5" x 10'8" (2.88 x 3.26)



with built in cupboard with wall mounted gas boiler providing domestic hot water and central heating, radiator, coved ceiling and uPVC double glazed window to rear.

## Bedroom 3

10'2" x 9'2" (3.12 x 2.81)



with radiator, coved ceiling and uPVC double glazed window to front.

## Bathroom

11'4" x 7'11" (3.46 x 2.43)



with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle, part tiled walls, extractor fan, radiator, coved ceiling and uPVC double glazed window to rear.

## Outside



with off road parking for one car, side access to rear of the garden with store shed, 3 timber sheds, decking area and lawned garden.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

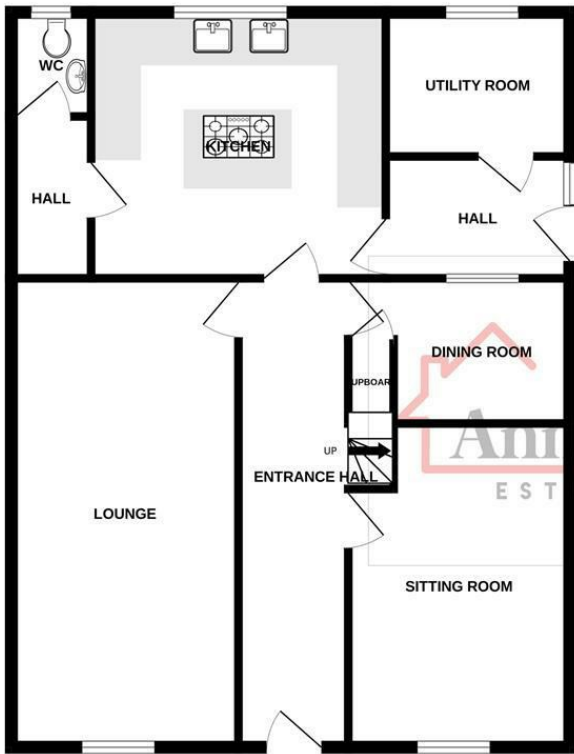
**NOTE**

All photographs are taken with a wide angle lens.

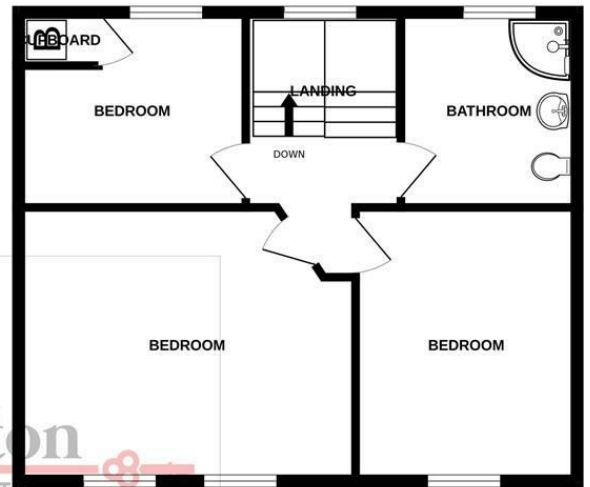
**Directions**

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, 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			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		58	
(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.