



**8 Coronation Road, Upper Brynamman, Ammanford, SA18 1BB**

**Offers in the region of £175,000**

We are delighted to offer for sale this well presented semi detached house, which has had the benefit of upgrading works and external insulation, set on a side road in the village of Brynamman, close to local amenities including, shops, Post Office, Primary School and cinema. Accommodation comprises entrance hall, lounge/diner, sun room, kitchen, utility area, ground floor bathroom and 3 bedrooms and benefits from oil central heating, uPVC double glazing, off road parking to front and rear, double garage and enclosed rear garden. Viewing is highly recommended.

## Ground Floor

uPVC double glazed entrance door into

## Entrance Hall

with radiator and stairs to first floor.

## Lounge/diner

22'4" x 11'10" max (6.83 x 3.61 max)



with feature fireplace, 2 radiators, textured and coved ceiling and uPVC double glazed window to front. Double doors to

## Sun room

11'3" x 5'6" (3.43 x 1.69)



with tiled floor, tongue and groove ceiling, uPVC double glazed window to side and uPVC double glazed door to rear.

## Kitchen

13'6" x 9'0" (4.13 x 2.75)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, 4 ring ceramic hob with extractor over and oven under, plumbing for automatic dishwasher, part tiled walls, laminate tiled floor, down lights and window to sun room.

## Utility Area

3'10" x 8'2" (1.19 x 2.5)



with plumbing for automatic washing machine, freestanding oil boiler providing domestic hot water and central heating, shelving, part tiled walls and uPVC double glazed window to side.

## Bathroom

5'6" x 8'5" (1.7 x 2.57)



with low level flush WC, pedestal wash hand basin, panelled bath with mains shower over and glass screen, fully tiled walls, tiled floor, textured and coved ceiling, extractor fan, radiator and uPVC double glazed window to rear.

## First Floor

### Landing



with hatch to roof space with fold down ladder, radiator, coved ceiling and uPVC double glazed window to rear

## Bedroom 1

12'1" x 8'4" (3.7 x 2.55)



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

## Bedroom 2

9'11" x 9'4" (3.03 x 2.86)



with radiator, airing cupboard with radiator and slatted shelving, laminate floor, base units and uPVC double glazed window to rear.

### Bedroom 3

9'0" x 6'10" (2.75 x 2.1)



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

### Outside



Brick paved parking to front for 2 cars. Shared side drive to rear parking for 2 cars and rear garage. Outside tap, outside lights, covered walkway to rear garden with decking area and level lawned garden.

### Double garage

21'10" x 15'10" (6.67 x 4.85)



with electric up and over door, power and light connected, window to rear, up and over door to rear garden and side door to covered walkway to garden.

### Services

Mains water, electricity and drainage. Oil central heating.

### Council Tax

Band B.

### 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 third right onto Coronation Road and the property can be found on the left hand side, identified by our For Sale board.

### NOTE

All internal photographs are taken with a wide angle lens.



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) <b>A</b>		<b>100</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>64</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.