



**53 Cwmgarw Road, Brynamman, Ammanford, SA18 1BY**

**Offers in the region of £139,950**

A semi detached house set in the village of Upper Brynamman within walking distance of the local village amenities and the Brecon Beacons National Park and approximately 6 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, sitting room, kitchen, rear hall, downstairs shower room and 3 bedrooms. The property benefits from gas central heating, uPVC double glazing, drive, garage and rear garden.



## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor.

## Lounge

14'1" x 13'1" (4.30 x 3.99)



with fireplace, under stairs cupboard, radiator and uPVC double glazed window to front.

## Sitting Room

14'0" x 6'8" (4.27 x 2.05)



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

## Kitchen

11'8" x 10'2" (3.56 x 3.11)

with range of fitted base and wall units, stainless steel sink unit with mixer taps,

electric cooker point, wall mounted gas boiler providing domestic hot water and central heating and uPVC double glazed window to rear.

## Rear Hall

6'2" x 3'3" (1.90 x 1.01)

with hatch to roof space, tiled floor and uPVC double glazed door to rear.

## Shower Room

5'8" x 7'9" (1.75 x 2.37)



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

## First Floor

## Landing

with radiator and uPVC double glazed window to rear.



### Bedroom 1

13'11" x 8'9" (4.25 x 2.69)



with radiator, textured ceiling and uPVC double glazed window to rear.

### Bedroom 3

5'3" x 11'8" (1.61 x 3.57)



with built in wardrobe, hatch to roof space and uPVC double glazed window to front.

### Bedroom 2

8'4" x 6'8" (2.55 x 2.04)



with uPVC double glazed window to rear.

### Outside



with gravelled garden to front and side drive and access to rear garden laid to lawn and patio area, outside WC (which has been capped) and coal shed.

### Garage

16'2" x 7'10" (4.94 x 2.41)

with up and over door which needs replacing, aluminium window to rear and opening to store shed (5.08 x 2.50) with window to front and rear and door to front.

### Services

Mains gas, electricity, water and drainage.

**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 into Gwaun Cae Gurwen then turn left sign posted for Brynamman. Continue for approximately 2 miles to the mini roundabout at the top of Brynamman, turn right 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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.