



173 Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1DG

Offers in the region of £220,000

NO ONWARD CHAIN....A large semi detached located in the village of Brynamman, on the western edge of the Brecon Beacons with a stunning view of the Black Mountain and is close to local amenities with Ammanford offering a wider range of shopping, schooling, and transport facilities. Accommodation comprises entrance hall, lounge, sitting room, dining room, conservatory, kitchen, utility room, downstairs WC, 4 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for several cars on the drive and in front of the property, detached garage and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Porch

with uPVC double glazed windows to front and entrance door to

Entrance Hall

with stairs to first floor, under stairs storage and radiator with engineered oak flooring.

Lounge

13'4" x 16'10" (4.07 x 5.14)



with fireplace, radiator, textured and covered ceiling and uPVC double glazed window and Patio doors to rear.

Conservatory

9'6" x 16'8" (2.92 x 5.09)



with radiator, tiled floor, polycarbonate roof and uPVC double glazed Patio doors to rear.

Sitting Room

11'7" x 11'5" (3.54 x 3.48)



with fireplace, engineered oak floor, radiator, textured and covered ceiling and uPVC double glazed window to front.

Dining Room

10'10" x 9'0" (3.32 x 2.76)



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

Kitchen

13'7" x 8'11" (4.15 x 2.74)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 4 ring Neff hob with extractor over, built in double oven, plumbing for automatic dishwasher, part tiled walls, radiator, coved ceiling and uPVC double glazed window to side.

Utility

13'1" x 6'4" (4.00 x 1.95)



with range of fitted base units, fitted wardrobe, sink unit, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating and uPVC double glazed window to rear and door to side.

Downstairs WC

4'1" x 2'4" (1.27 x 0.73)



with low level flush WC, hatch to roof space, tiled walls, textured and coved ceiling and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, built in cupboard with radiator and slatted shelves and coved ceiling.

Bedroom 1

11'5" x 14'6" (3.50 x 4.42)



with fitted wardrobes, radiator, coved ceiling and 2 uPVC double glazed windows to front.

Bedroom 2

10'0" x 11'2" (3.06 x 3.42)



with fitted wardrobes, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 4

9'11" x 6'1" (3.04 x 1.87)



with radiator, coved ceiling and uPVC double glaze window to rear.

Bedroom 3

11'6" x 9'1" (3.52 x 2.79)



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

Bathroom

9'11" x 9'0" (3.03 x 2.76)



with low level flush WC, pedestal wash hand basin, base units, panelled bath, shower cubicle with electric shower, tiled walls, radiator, coved ceiling and uPVC double glazed window to rear.

Outside



with off road parking to the front of the property, brick paved drive with stone built store shed, stone built garage with electric roll door and door to side, mature shrubs and trees, side access to rear enclosed garden with patio area, lawned garden, mature shrubs and trees, outside tap and brick built store shed.

Solar water heater panels on roof.

Services

Mains electricity, water and drainage.

Council Tax

Band B

NOTE

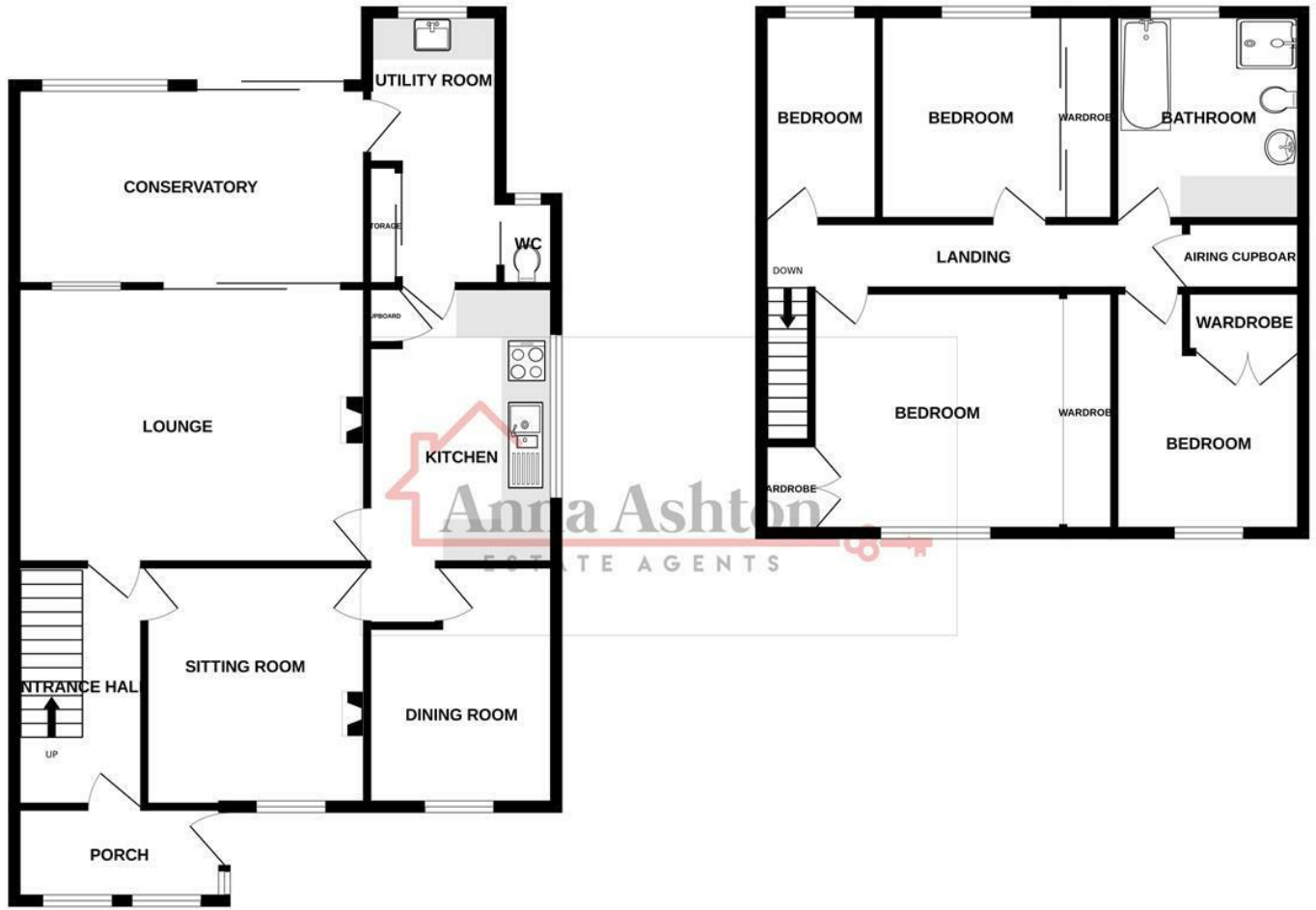
All photographs are taken with a wide angle lens.

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 follow the 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.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.