



**116a Llandeilo Road, Upper Brynamman, Ammanford, SA18 1BL**

**Offers in the region of £275,000**

NO ONWARD CHAIN.... A detached bungalow set in the village Brynamman with far reaching views over the surrounding countryside. The village of Brynamman offers a range of local amenities to include Primary school, Post Office and cinema and the town of Ammanford is approximately 7 miles distant. Accommodation comprises entrance hall, lounge, sitting room/bedroom 4, kitchen, 3 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing, off road parking, front and rear gardens and far reaching views.

## Ground Floor

uPVC half glazed entrance door to

## Entrance Hall

with radiator and textured and coved ceiling.

## Lounge

21'5" x 11'8" (6.54 x 3.58)



with feature fireplace, 2 radiator, textured and coved ceiling and uPVC double glazed Patio door to rear.

## Sitting Room/Bedroom 4

12'0" x 9'4" (3.67 x 2.87)



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

## Kitchen

15'10" x 9'4" (4.85 x 2.86)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mono bloc tap, 4 ring electric hob with extractor over, built in oven, plumbing for automatic washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to rear

## Shower Room

8'9" x 5'3" (2.69 x 1.62)



with low level flush WC, pedestal wash hand basin, shower cubicle with electric shower, textured and coved ceiling, radiator and uPVC double glazed window to side.

### Hallway

with hatch to roof space and textured and coved ceiling.

### Bedroom 1

11'10" x 12'5" (3.61 x 3.79)



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

### Bedroom 2

11'10" x 8'7" (3.61 x 2.64)



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

### Bedroom 3

6'11" x 8'11" (2.12 x 2.73)



with fitted mirror wardrobes, vinyl floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

### Outside



with gated tarmac driveway for 4 cars, lawned area to front with mature shrubs and side access to rear garden with large patio area, lawned garden, mature shrubs, 2 outside taps, shed and far reaching views.

### Services

Mains gas, electricity, water and drainage.

### Council Tax

Band D

### NOTE

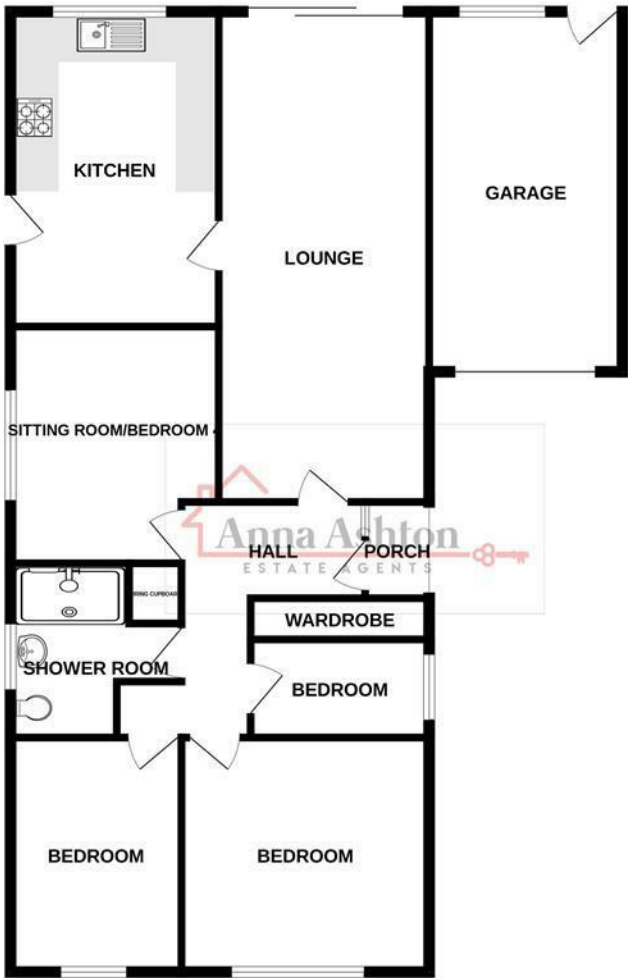
All photographs are taken with a wide angle lens.

### Directions

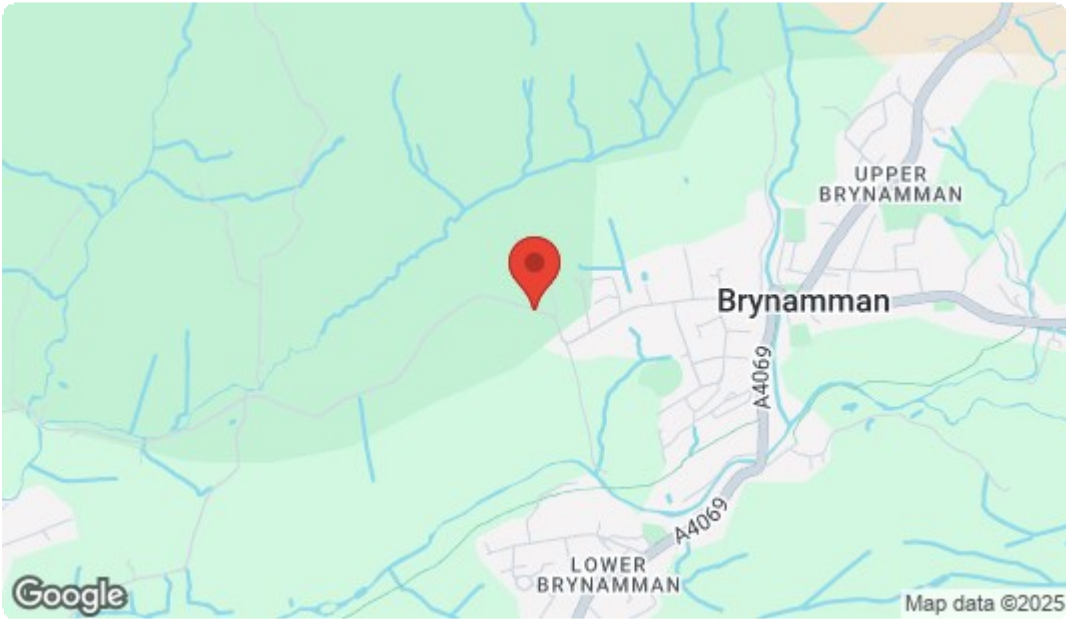
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles into the village of Gwaun Cae gurwen then turn left

before the level crossing, signposted Brynamman. Proceed through the village and up the hill then turn sharp left into Llandeilo Road. Continue along this road until it bends 90 degrees round to the right and the bungalow can be found on the left hand side.

GROUND 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		
(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 <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		
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.