



**30 Glyn Road, Lower Brynamman, Ammanford, SA18 1ST**

**Offers in the region of £118,950**

**No Onward Chain!**

Semi detached house in the village of Lower Brynamman, close to Ammanford and the amenities and shops it offers. Accommodation comprises lounge, dining room, kitchen, downstairs shower room, 3 bedrooms and upstairs WC. The property benefits from oil central heating, mostly uPVC double glazing, front and rear gardens and 2 basement rooms.



## Ground Floor

Hardwood entrance door to

### Lounge

10'7" x 16'2" (3.25 x 4.93)



with electric fire in feature surround, 2 radiators and uPVC double glazed window to front.

### Hall

with stairs to first floor.

### Dining Room

10'11" x 12'7" (3.34 x 3.86)



with 2 radiators. Opening to

## Kitchen

7'4" x 12'3" (2.24 x 3.74)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with ordinary taps, electric cooker point, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, coved ceiling and 2 uPVC double glazed windows to rear and Hardwood door to side.

### Hall

with under stairs cupboard.

### Shower Room

7'10" x 4'9" (2.40 x 1.47)



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

## First Floor



## Landing

with hatch to roof space and wall light.

## Bedroom 1

10'9" x 11'5" (3.29 x 3.48)



with radiator and uPVC double glazed window to front.

## Bedroom 2

10'8" x 10'4" (3.26 x 3.16)



with 2 fitted cupboard one with hot water cylinder, wall light, radiator, coved ceiling and uPVC double glazed window to rear.

## Bedroom 3

8'0" x 10'9" (2.46 x 3.28)



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

## WC

7'11" c 4'1" (2.43 c 1.26)



with low level flush WC, pedestal wash hand basin, part tiled walls, radiator and uPVC double glazed window to front.

## Outside



reach the petrol station on the right then turn left into Glyn Road and the property can be found on the left hand side, identified by our For Sale board.

with side pedestrian access to rear lawned garden, timber shed and outside tap.

## Basement



Basement 1 - 2.17 x 2.85 with power and light connected

Basement 2 - 3.10 x 4.74 with free standing boiler providing domestic hot water and central heating and power and light connected.

## Services

Mains electricity, water and drainage.

## Council Tax

Band B

## NOTE

All internal photographs are taken with a wide angle lens.

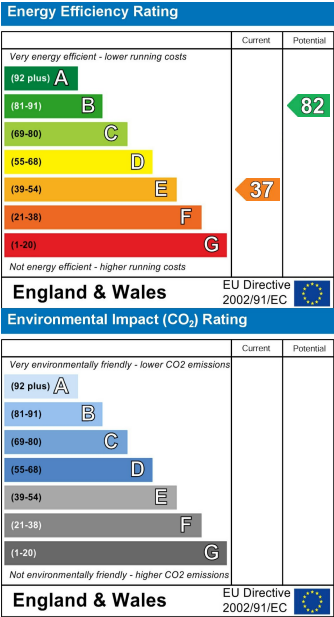
## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to Gwaun Cae Gurwen then turn left for Brynamman. Travel along this road until you





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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We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.