

**20 Banwen Place, Lower Brynamman, Ammanford, SA18 1SP**

**Offers in the region of £180,000**

A detached house in need of renovation in the village of Brynamman close to local amenities and approximately 6 miles from Ammanford town centre.

Accommodation comprises entrance hall, lounge, dining room, kitchen, utility room, downstairs bathroom, 3 double bedrooms and attic room. The property benefits from oil central heating, aluminium and wood windows and rear garden.



## Ground Floor

Aluminium glazed entrance door to

### Entrance Hall

with stairs to first floor, tiled floor, radiator and textured ceiling.

### Lounge

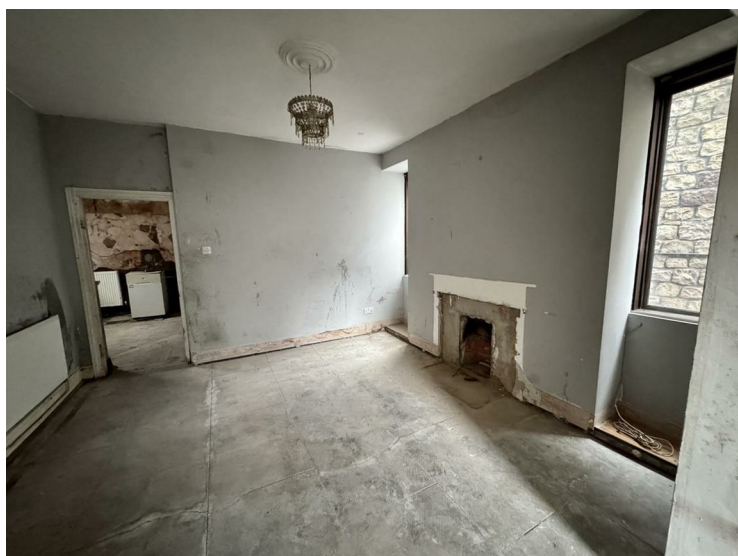
10'9" x 10'11" (3.3 x 3.35)



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

### Sitting Room

11'10" x 11'10" (3.63 x 3.63)



with open fireplace, under stairs cupboard, radiator and 2 aluminium double glazed windows to side.

## Kitchen

10'9" x 10'8" (3.29 x 3.27)



with free standing oil boiler providing domestic hot water and central heating, hatch to roof space, radiator, textured ceiling and single glazed wood window to side.

### Utility

8'3" x 4'3" (2.54 x 1.32)



with base units, stainless steel single drainer sink unit, electric cooker point, part tiled walls, tiled floor, radiator and aluminium double glazed window to side.



### **Downstairs Bathroom**

7'1" x 6'11" (2.18 x 2.11)



with steps down to bathroom with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, tiled walls, tiled floor, textured ceiling, radiator and aluminium double glazed window side.

### **Lean to**

6'11" x 13'11" (2.13 x 4.26)



with corrugated perspex roof, door to front and window to rear.

### **WC**

4'6" x 2'11" (1.39 x 0.91)

### **First Floor**

#### **Landing**

with stairs to second floor, radiator, textured

ceiling and aluminium double glazed window to front.

### **Bedroom 1**

11'5" x 11'2" (3.5 x 3.42)



with radiator and aluminium double glazed window to front.

### **Bedroom 2**

11'7" x 9'8" max (3.54 x 2.95 max)



with radiator and aluminium double glazed window to rear.



### Bedroom 3

8'7" x 8'6" (2.63 x 2.6)



with radiator and aluminium double glazed window to rear.

### Second Floor

#### Landing

with textured ceiling and single glazed wood window to side.

#### Attic Room

11'10" x 12'1" min (3.62 x 3.69 min)



with radiator and velux roof window.

### Outside



with small concrete yard to front, side access to rear garden with brick coal head, lawned garden, small patio area and outside tap.

### Services

Mains electricity, water and drainage.

### Council Tax

Band B

### NOTE

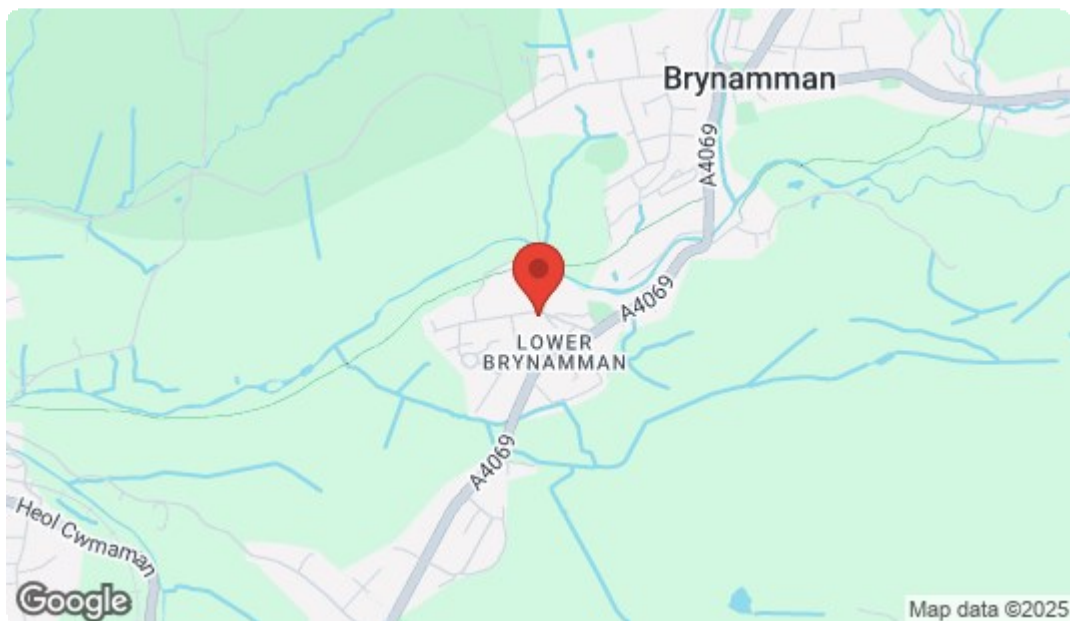
All internal photographs are taken with a wide angle lens.

### Directions

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left to Brynamman. Follow this road for approximately 1 mile then turn left into Banwen Place and the property can be found on the left hand side, identified by our For Sale board.



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) 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		
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Please note:

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