



152 Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1DB

Offers in the region of £240,000

A 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 porch, lounge/diner, kitchen, downstairs bathroom and 3 bedrooms one with en suite. The property benefits from an air source heat pump, solar panels, uPVC double glazing and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Porch

3'2" x 7'9" (0.98 x 2.37)

with tiled floor, solar panel manifold and uPVC double glazed window to front and side and door to

Lounge

23'3" x 16'2" (7.11 x 4.94)



with multi fuel fire, stairs to first floor, 2 radiators, coved ceiling and uPVC double glazed window to front. Double doors to

Kitchen

12'7" x 11'8" (3.85 x 3.58)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with monobloc tap, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, integrated fridge freezer, part tiled walls, tiled floor, radiator, tongue and groove ceiling and uPVC double glazed window to rear and door to side.

Hall

8'0" x 3'0" (2.44 x 0.92)

with tiled floor, coved ceiling and uPVC double glazed window to side.

Bathroom

12'6" x 6'0" (3.82 x 1.84)



with low level flush WC, pedestal wash hand basin, free standing roll top bath, shower cubicle with mains shower, radiator, heated towel rail, part tongue and groove walls, tiled floor, tongue and groove ceiling, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with coved ceiling.

Bedroom 1

11'1" x 13'3" (3.38 x 4.05)



with hatch to roof space, radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 2

11'7" x 8'7" (3.54 x 2.64)



with built in cupboard with hot water pump, radiator, coved ceiling and uPVC double glazed window to rear.

En Suite

4'0" x 6'10" (1.23 x 2.09)



with low level flush WC, vanity wash hand basin, shower enclosure with electric shower, tiled walls, heated towel rail and uPVC double glazed window to front.

Bedroom 3

8'3" x 8'1" (2.52 x 2.47)



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

Outside



with steps up to front door, lawned garden

to front, side access to rear garden with concrete area, lawned garden with mature shrubs and trees.

Services

Mains electricity, water and drainage. This property has solar panels and an air source heat pump.

Council Tax

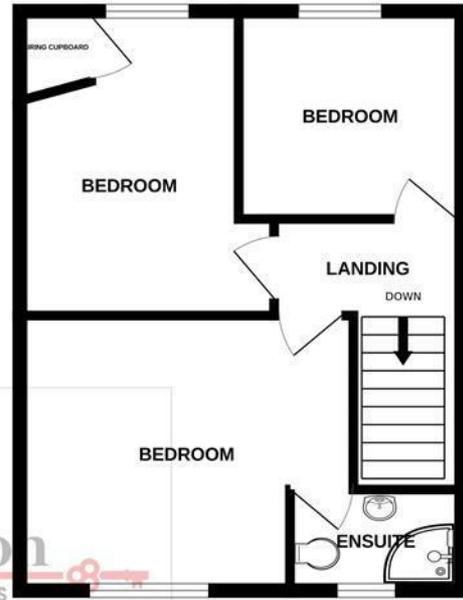
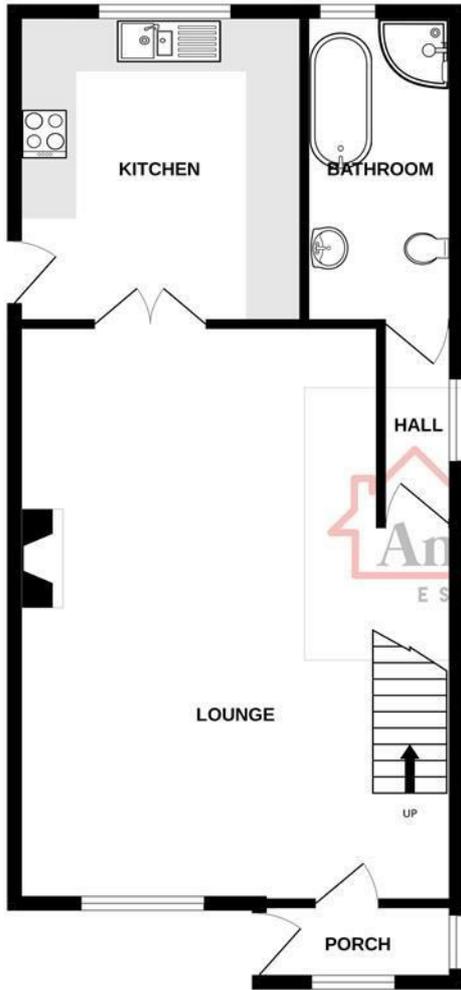
Band C

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. 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 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 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.