



2 Bryn Bach Road, Upper Brynamman, Ammanford, SA18 1BH

Offers in the region of £255,000

Detached house set on a quiet side road in the village of Brynamman. Close to local amenities including Primary School, Cinema and Post Office and within easy access of the Black Mountain.

Ammanford is approximately 7 miles distant with its wider range of transport and shopping facilities. Accommodation comprises entrance hall, lounge, dining room, kitchen, porch, downstairs bathroom and 3 bedrooms one with en suite. The property benefits from mains gas heating, uPVC double glazing, off road parking, attached garage and gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, tiled floor, radiator, textured ceiling and uPVC double glazed window to side.

Lounge

11'11" x 11'5" (3.64 x 3.48)



with tiled fireplace, radiator, picture rail, dado rail, textured and coved ceiling and uPVC double glazed window to side.

Dining Room

12'2" x 11'10" (3.72 x 3.61)



with feature fireplace, under stairs cupboard, built in cupboard, dado rail, laminate floor, radiator and wooden windows and door to side in porch.

Kitchen

7'11" x 12'10" (2.42 x 3.92)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer tap, 4 ring electric hob with extractor over and oven under, integrated fridge freezer, part tiled walls, tiled floor, radiator, textured and coved ceiling and 3 uPVC double glazed windows to rear.

Porch

10'0" x 5'2" (3.07 x 1.58)



with radiator, tongue and groove walls to half and uPVC double glazed windows and door to side.

Bathroom

9'8" x 4'9" (2.97 x 1.45)



with low level flush WC, pedestal wash hand basin, corner panelled bath with shower attachment taps, radiator, tiled walls, textured ceiling and 2 uPVC double glazed windows to side and one to rear.

Bathroom

8'8" x 9'10" (2.66 x 3.01)



with low level flush WC, vanity wash hand basin, free standing roll top bath, part tiled walls, radiator, textured ceiling and 2 uPVC double glazed windows to side and one to rear. Door to

First Floor

Landing

with built in cupboard and stained sash window to side.

Bedroom 1

9'10" x 11'3" (3.01 x 3.43)



with picture rail, radiator, coved ceiling and uPVC double glazed bay French doors to side leading to balcony.

Shower Room

6'6" x 8'8" (2.00 x 2.65)



with tiled shower cubicle with mains shower, built in cupboards, radiator and 2 uPVC double glazed windows to rear.

Bedroom 2

12'7" x 11'7" (3.85 x 3.54)



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

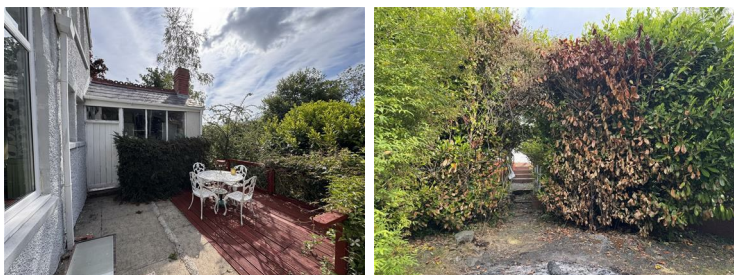
Bedroom 3

9'8" x 7'5" (2.96 x 2.28)



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

Outside



with off road parking for one car leading to

attached garage with up and over door. Side access to rear garden with decked area, mature shrubs and trees, stone built shed, store shed, timber summer house and covered walkways.

Services

Mains electricity, water and drainage.

Council Tax

Band B

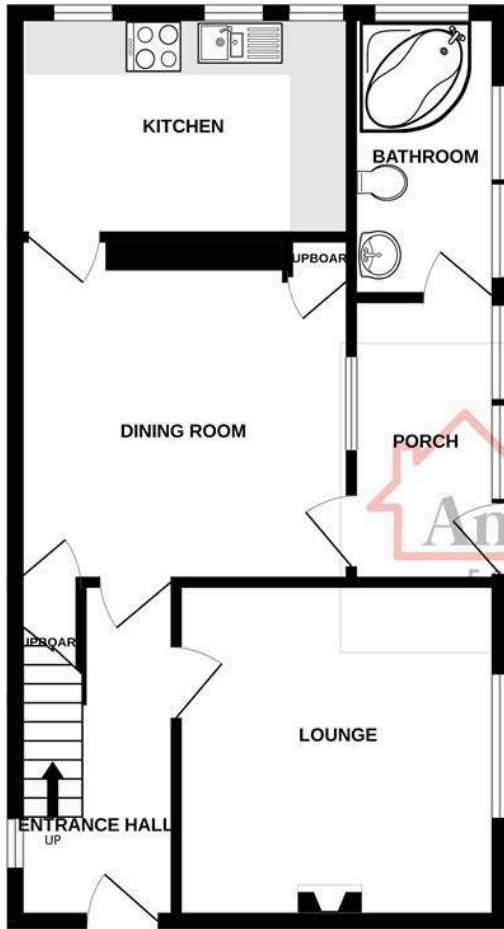
NOTE

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. 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 and as the road bends 90 degrees there is a little side road on the left hand side, the property can be found down that road on the left 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.
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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 (CO₂) 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.