



**52 Brynamman Road, Lower Brynamman, Ammanford, SA18 1TP**

**Offers in the region of £200,000**

A detached house set in the village of Brynamman within one mile of shops, cinema and schools and approximately 6 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen/diner, utility room, downstairs bathroom, 3 bedrooms and shower room. The property benefits from gas central heating, uPVC double glazing, and front and rear gardens.



## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with stairs to first floor, tiled floor, radiator and downlights.

### Lounge

11'2" x 11'6" (3.41 x 3.52)

with feature fireplace, radiator, laminate floor and uPVC double glazed window to front.

### Kitchen/Diner

18'7" x 16'11" (5.67 x 5.16)

with range of fitted base and wall units, one and a half bowl sink unit with monobloc tap, 7 ring range cooker with extractor over, integrated fridge freezer, integrated microwave, central island, under stairs cupboard, 2 radiator, tiled floor, part tiled walls, downlights and uPVC double glazed window to rear and door to side.

### Utility

8'0" x 4'0" (2.46 x 1.22)



with range of fitted base and wall units, plumbing for automatic washing machine, wall mounted boiler providing domestic hot water and central heating, tiled floor, radiator and uPVC double glazed window to side.

## Bathroom

5'8" x 6'5" (1.74 x 1.97)



with low level flush WC, pedestal wash hand basin, free standing roll top bath with shower attachment taps, heated towel rail, tiled walls, tiled floor, extractor fan and uPVC double glazed window to rear.

## First Floor

### Landing

with hatch to roof space.

### Bedroom 1

11'6" x 11'6" (3.52 x 3.53)



with feature fireplace, radiator and uPVC double glazed window to front.



## Bedroom 2

11'10" x 9'4" (3.61 x 2.85)



with radiator and uPVC double glazed window to rear.

## Bedroom 3

8'7" x 8'5" (2.64 x 2.57)



with radiator and uPVC double glazed window to rear.

## Shower Room

4'3" x 6'0" (1.32 x 1.84)



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

## Outside



with lawned garden to front, side access to rear garden with paved patio, outside tap and lawned garden with mature shrubs and trees.

## Services

Mains gas, electricity, water and drainage.

## Council Tax

Band C

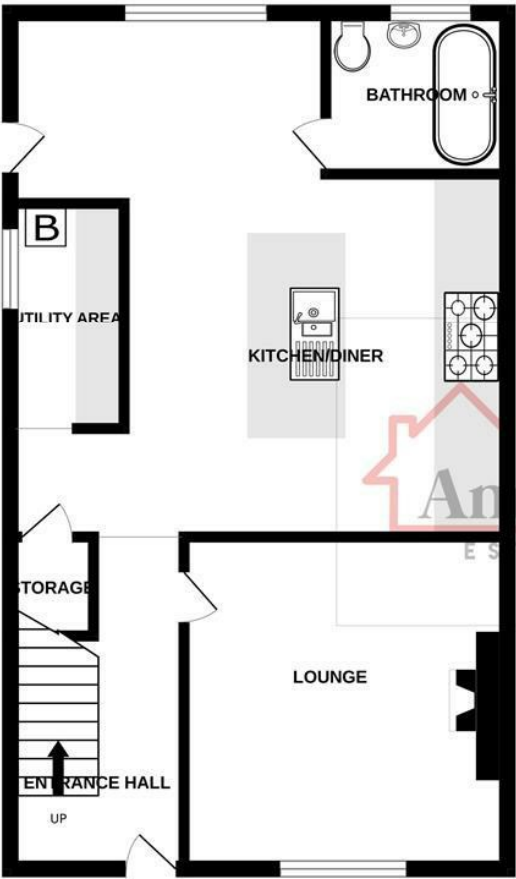
## **NOTE**

All internal photographs are taken with a wide angle lens.

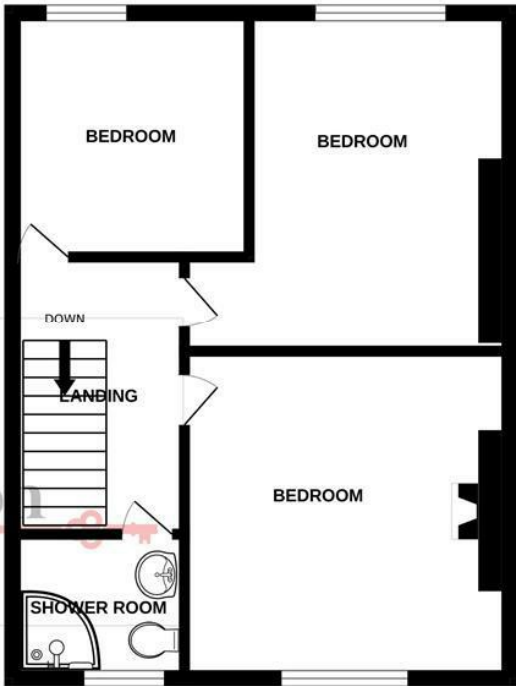
## **Directions**

Leave Ammanford on High Street and travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left just before the level crossing for Brynamman. Travel for approximately one and a half miles and the property can be found on the right 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	63	72
(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.