









103 Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1DA
Offers in the region of £160,000

A semi detached house in need of renovation set within the village of Upper Brynamman within easy access of local amenities and the Brecon Beacons National Park. Accommodation comprises entrance hall, lounge, sitting room, kitchen, downstairs bathroom, 3 bedrooms and upstairs shower room. The property benefits from oil central heating, uPVC double glazing, off road parking, detached garage and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard and radiator.

Lounge

10'1" x 11'3" (3.08 x 3.44)



with radiator and uPVC double glazed window to front.

Sitting Room

13'1" x 13'11" max (4.01 x 4.26 max)



with electric fire, built in cupboard, radiator and uPVC double glazed window to rear.

Kitchen

11'7" x 9'6" (3.54 x 2.92)



with range of fitted base units, electric cooker point, radiator and uPVC double glazed window and door to side and window to rear.

Utility

9'3" x 4'1" (2.84 x 1.25)



with fitted units, one and half bowl sink unit, part tiled walls, laminate floor, textured ceiling.

Downstairs Bathroom

6'10" x 6'9" (2.09 x 2.06)



Bedroom 2 11'11" x 10'0" (3.65 x 3.05)



with low level flush WC, pedestal wash with built in wardrobe, radiator, coved ceiling hand basin, panelled bath with shower and uPVC double glazed window to rear. attachment taps, built in cupboard, extractor fan, shaver light/point, radiator and uPVC double glazed window to side.

First Floor

Landing

with hatch to roof space.

Bedroom 1

11'4" x 11'4" (3.47 x 3.46)



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

Bedroom 3

8'6" x 7'4" (2.60 x 2.25)



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

Shower Room

8'0" max x 5'11" (2.46 max x 1.82)



with low level flush WC, pedestal wash hand basin, shower cubicle, tiled walls, tiled floor, extractor fan, heated towel rail and uPVC double glazed window to front.

Outside





with off road parking leading to detached garage with up and over door with window and door to side, side access leading to rear garden with raised decking area with access to basement rooms underneath with plumbing for washing machine, lawned garden and tiered concrete areas.

Services

Mains electricity, water and drainage.

Council Tax

Band B

NOTE

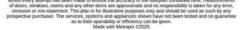
All internal photographs are taken with a wide angle lens.

Directions

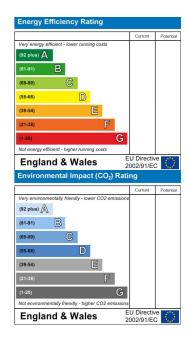
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles into Gwaun Cae Gurwen then turn left sign posted for Brynamman. Continue for approximately 2 miles to the mini roundabout at the top of Brynamman, turn right and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR 1ST FLOOR









Please note:

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