



**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)



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

### Bedroom 2

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



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

### Bedroom 3

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



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

### 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.

## 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.



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 |         |                         |
| 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.