



**33 New Road, Upper Brynamman, Ammanford, SA18 1AF**

**Offers in the region of £115,000**

We have pleasure in offering for sale this well presented mid terrace house set within easy access of village amenities and approximately 8 miles from Ammanford town centre. Accommodation comprises lounge with dining area, kitchen, downstairs bathroom and 4 bedrooms (one with en suite). The property benefits from uPVC double glazing, oil central heating, a detached garage and front garden. Viewing is highly recommended.

## Ground Floor

uPVC double glazed entrance door to

## Entrance Hall

with stairs to first floor, laminate floor and coved ceiling.

## Lounge/Diner

22'6" x 11'7" (6.86 x 3.54)



with log burner in tiled inset and timber mantle, 4 alcoves, under stairs cupboard, radiator, coved ceiling and uPVC double glazed windows to front and rear.

## Kitchen

8'9" x 8'8" (2.69 x 2.66)

with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, electric cooker point and extractor over, plumbing for automatic washing machine, part tiled walls, tiled floor, coved ceiling and uPVC double glazed window and door to side.

## Downstairs Bathroom

4'11" x 8'9" (1.51 x 2.67)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with rainfall shower over, tiled walls, tiled floor, respatex ceiling, extractor fan, heated towel rail and uPVC double glazed window to side and rear.

## First Floor

## Landing

with coved ceiling and stairs to attic bedroom.

## Bedroom 1

9'5" to wardrobe x 11'9" (2.89 to wardrobe x 3.59)



with fitted wardrobes, laminate floor, radiator, coved ceiling and uPVC double glazed window to rear.



### En Suite

7'1" x 3'3" (2.18 x 1.00)



with low level flush WC, pedestal wash hand basin, corner shower with mains shower, respatex walls, extractor fan and respatex ceiling.

### Bedroom 2

10'0" x 7'10" (3.06 x 2.40)



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

### Bedroom 3

6'9" x 7'1" (2.07 x 2.16)



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

### Second Floor

stairs to

### Bedroom 4 (awaiting completion certificate)

11'2" x 15'3" (3.41 x 4.65)



with sloping head room, 4 eaves cupboards and 2 velux windows to front.

### Outside

steps down to rear door, vehicular right of way to the front of the property leading to timber built garage, patio areas and 2 block built sheds.

### Services

Mains electricity, water and drainage.

## **NOTE**

All photographs are taken with a wide angle lens.

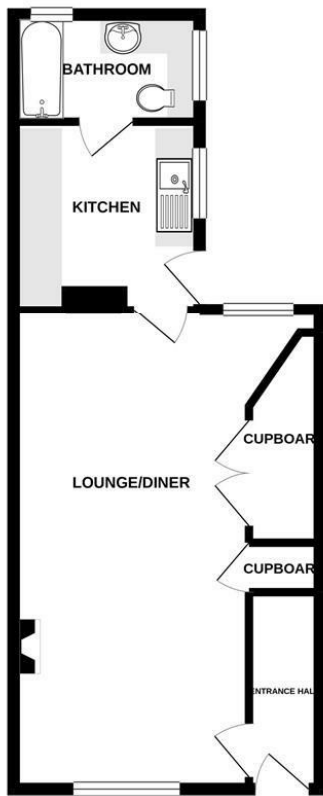
## **Council Tax**

Band A

## **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left just before the level crossing, towards Brynamman. Continue through the village and up the hill to the mini roundabout. Turn left onto Mountain Road then right into New Road which will bring you to the rear of the property. Number 33 will be found on the right hand side, identified by our For Sale board.

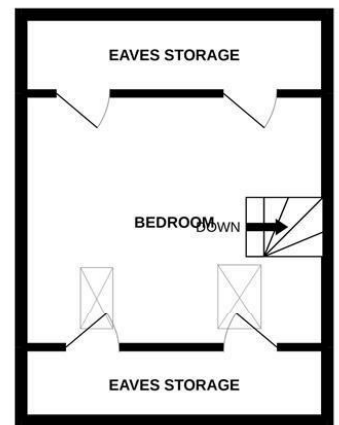
GROUND FLOOR



1ST FLOOR



2ND 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(81-91) <b>A</b>			
(69-80) <b>B</b>			
(55-68) <b>C</b>			
(39-54) <b>D</b>			
(21-38) <b>E</b>			
(1-20) <b>F</b>			
(1-20) <b>G</b>			
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.