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Estate Agents & Auctioneers

14 Offices Across South Wales

**7 Glyn Road  
Lower Brynamman  
Ammanford  
Carmarthenshire.  
SA18 1SS**

Price **£139,950**



- Three bed end terrace property.
- Front room, living room, kitchen.
- Bathroom, Wc.
- Upvc glazing.
- Oil fired central heating.
- Rear garden with views to surrounding countryside.
- This property is in need of modernisation.
- On street parking only
- NO FORWARD CHAIN

### General Description

A three bedroom end terrace property located in the village of Brynamman close to local amenities and approximately 7 miles from the town of Ammanford and further amenities.

**EPC Rating: E40**

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

## Glyn Road, Lower Brynamman, Ammanford, Carmarthenshire.

### Property Description

A three bedroom end terrace property located in the village of Brynamman close to local amenities including, shop, cinema & restaurant and then approximately 7 miles from the town of Ammanford and further amenities including banking, places of worship, primary schools, secondary school, restaurants etc.

The accommodation briefly comprises entrance hallway, hallway, front room, lounge, kitchen, bathroom, Wc, landing and three bedrooms.

The property has the benefit of oil fired central heating and a rear garden.

### Upvc glazed door to

### Entrance Hallway

Textured ceiling, laminate flooring.

### Hallway

Radiator, textured ceiling, textured wall, laminate flooring, stairs to first floor.

### Front Room (12' 8" x 9' 10") or (3.87m x 2.99m)

Upvc glazed window to front, radiator, textured and coved ceiling, tiled fire place, alcove shelving.

### Lounge (12' 4" x 11' 7") or (3.77m x 3.52m)

Upvc glazed window to rear, radiator, textured ceiling, picture rail, tiled fireplace, part wood panelled walls.

### Kitchen (14' 7" Max x 8' 11") or (4.45m Max x 2.73m)

Upvc glazed door to side, upvc glazed window to side, radiator, textured ceiling, wooden panelled walls, base fitted units, work surface, tiled splash back, sink unit with mixer tap, cooker point, under stairs storage.

### Bathroom (6' 11" x 6' 3") or (2.12m x 1.91m)

Upvc glazed window to rear, radiator, polystyrene tiled ceiling, textured walls, bath with shower over, pedestal wash hand basin.

### W.C. (7' 0" x 3' 9") or (2.13m x 1.14m)

Upvc glazed window to side, radiator, polystyrene tiled walls, textured walls, close coupled Wc.

### Landing

Textured ceiling, textured walls.

### Bedroom 1 (15' 9" x 12' 5") or (4.79m x 3.78m)

Two upvc glazed windows to front, radiator, coved & polystyrene tiled ceiling, hatch to roof space. This room has the potential to be turned back into two bedrooms.

## Glyn Road, Lower Brynamman, Ammanford, Carmarthenshire.

### Bedroom 2 (12' 3" x 9' 1") or (3.74m x 2.77m)

Upvc glazed window to side, radiator, textured ceiling, textured walls, wooden flooring, built in storage.

### Bedroom 3 (9' 10" x 8' 11") or (3.00m x 2.72m)

Upvc glazed window to rear, radiator, textured ceiling, built in storage.

### Outside

Paved footpath to rear leading to garden approx 2900 sq feet plot with allotment area and seating area with views to surrounding countryside.

Block built storage shed with plumbing for automatic washing machine and electric for tumble dryer and freezer.

Outdoor Wc.

Oil tank.

Wooden storage shed.

On street parking only.

### Agents Note

According to Natural Resources Wales there is a risk between 1% and 3.3% chance each year from surface water and small watercourses, however there is no know history of flooding in the area.

### Broadband and Mobile phone

There is mobile phone coverage in the area.

There is Ultrafast broadband available in the area.

### Services

Mains electricity, mains water, mains drainage, tenure - freehold, council tax band - B.

### Tenure

Freehold

### Council Tax

B

### Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the villages of Glanamman Garnant and Gwaun Cae Gurwen turning left before the Railway crossing heading towards Brynamman. Continue through lower Brynamman turning left into Glyn Road just after the petrol station and the property can be found on the right hand side.

