



**Chartered Surveyor, Valuers,
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**The Gables Pant Y Dwr
Llandeilo Road
Upper Brynamman
Ammanford
Carmarthenshire
SA18 1BE**

Price **£324,950**



- Four bedroom detached property
- Lounge, dining room, reception room
- Kitchen, utility
- WC, shower room and en suite
- Rear garden with views to surrounding countryside
- Driveway for ample parking
- Upvc glazing
- Oil fired central heating

General Description

We have pleasure in offering for sale this four bedroom detached house located at the foot of the Brecon Beacons National Park in the village of Brynamman close to local amenities including, shops, primary school, cinema, and approximately 7 miles from Ammanford town centre and further amenities.

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.

Tel: **01269 591 884**

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

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

Pant Y Dwr, Llandeilo Road, Upper Brynamman, Ammanford, Carmarthenshire.

Property Description

We have pleasure in offering for sale this four bedroom detached house located at the foot of the Brecon Beacons National Park in the village of Brynamman close to local amenities including, shops, primary school, cinema, and approximately 7 miles from Ammanford town centre and further amenities including banking, shops, primary schools, secondary school, leisure centre, places of worship, bus station, train station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, dining room, kitchen, reception room, utility, WC, landing, shower room and four bedrooms, one with an en suite.

The property has the benefit of Upvc glazing, gas fired central heating, rear garden and off road parking.

Upvc glazed door to

Hall

Radiator, five down lights, stairs to first floor, under stair storage, battery smoke alarm.

W.C. (5' 10" x 4' 5") or (1.78m x 1.34m)

Upvc glazed window to side, radiator, extractor fan, tiled floor, pedestal wash hand basin, close coupled WC.

Lounge (16' 8" x 18' 4") or (5.08m x 5.60m)

Upvc glazed window to front, radiator.

Dining Room (14' 7" x 11' 9") or (4.45m x 3.58m)

Upvc glazed patio doors to rear, six down lights, radiator.

Kitchen (12' 5" x 11' 8") or (3.78m x 3.55m)

Upvc glazed window to rear, nine down lights, radiator, tiled floor, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated oven and hob with extractor fan over, plumbing for automatic dish washer.

Utility (8' 10" x 5' 7") or (2.69m x 1.71m)

Upvc glazed door to rear, tiled floor, plumbing for automatic washing machine, Greenstar oil fired boiler controlling domestic hot water and central heating.

Reception Room (18' 1" x 8' 11") or (5.52m x 2.72m)

Upvc glazed patio doors to front.

Landing

Upvc glazed window to side, three down lights, hatch to roof space.

Shower Room (10' 1" x 9' 2") or (3.08m x 2.79m)

Upvc glazed window to front, three down lights, radiator, Respatex walls, wash hand basin in unit, close coupled WC, shower cubicle, extractor fan.

Pant Y Dwr, Llandeilo Road, Upper Brynamman, Ammanford, Carmarthenshire.

Bedroom 1 (13' 6" x 9' 9" Max) or (4.11m x 2.98m Max)

Upvc glazed window to front, one down light, radiator.

Walk in wardrobe (7' 7" Max x 4' 6") or (2.30m Max x 1.37m)

Bedroom 2 (13' 2" Max x 8' 11") or (4.01m Max x 2.71m)

Upvc glazed window to front, one down light, radiator.

En Suite (8' 11" Max x 7' 9" Max) or (2.72m Max x 2.37m Max)

Upvc glazed window to rear, radiator, extractor fan, pedestal wash hand basin, close coupled WC, shower cubicle.

Bedroom 3 (15' 9" x 8' 6" Max) or (4.81m x 2.58m Max)

Upvc glazed window to rear, one down light, radiator.

Office/Bedroom 4 (11' 9" x 8' 7" Max) or (3.59m x 2.61m Max)

Upvc glazed window to rear, one down light, radiator.

Outside

Brick driveway and concrete area for ample parking to front.

Decked rear garden with covered seating area and views over the surrounding countryside.

Oil Tank.

Broadband and Mobile phone

There is Superfast broadband available in the area. There is mobile phone coverage in the area.

Agents Note

The vendors have made us aware that the solar panels are owned by the property.

We are informed by the current vendor that Pant Y Dwr road is not adopted.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

E

Directions

Leave Ammanford on High Street and continue to the T junction turning left towards the villages of Glanamman and Garnant. Proceed through these villages into Gwaun Cae Gurwen and take the left turning towards Brynamman just before the level crossing. Continue through the village of Brynamman and take the left turning into Llandeilo Road, continue along Llandeilo Road and turn right into Pant Y Dwr estate. Continue along bearing left, where the property can be found at the end of the road on the left hand side.

