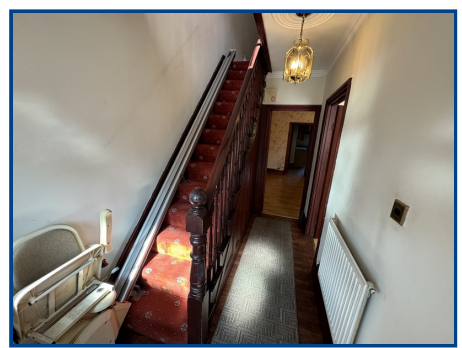




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**77 Brynamman Road
Lower Brynamman
Ammanford
Carmarthenshire
SA18 1TT**

Price **£175,000**



- Three bedroom semi-detached property
- Sitting room, lounge
- Kitchen, rear hall
- Bathroom, shower room
- UPVC glazing
- Oil fired central heating
- Off road parking
- Rear garden
- Views to the surrounding countryside

General Description

We have pleasure in offering for sale this three bedroom semi-detached property located in the village of Brynamman close to local amenities such as, shops, school, cinema and approximately 7 miles from Ammanford town centre.

EPC Rating: D61

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

Important notice
Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Brynamman Road, Lower Brynamman, Ammanford, Carmarthenshire.

Property Description

We have pleasure in offering for sale this three bedroom semi-detached property located in the village of Brynamman close to local amenities such as, shops, school, cinema and approximately 7 miles from Ammanford town centre and further amenities including , banking, primary schools, secondary school, post office, public houses, restaurants, places of worship, bus station and railway station.

The accommodation briefly comprises hallway, sitting room, lounge, kitchen, rear hall, bathroom, landing, shower room, and three bedrooms.

The property benefits from Upvc glazing, oil fired central heating, rear garden, off road parking and views to the surrounding countryside.

Upvc glazed door to

Hall

Radiator, coved ceiling, stairs to first floor, battery smoke alarm.

Sitting Room (11' 4" x 10' 11") or (3.45m x 3.32m)

UPVC glazed bay window to front, four radiators, coved ceiling, part wood cladded walls.

Lounge (16' 6" x 12' 6") or (5.04m x 3.81m)

Two UPVC glazed windows to side, four radiators, coved ceiling, two wall lights, log burner with brick surround, under stair storage, telephone point.

Kitchen (15' 3" x 13' 1") or (4.66m x 3.99m)

UPVC glazed window to rear, UPVC glazed door to side, radiator, Respatex walls, fitted wall and base units, work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, oven point with extractor fan over, two down lights, wood cladded ceiling.

Rear Hall (6' 5" x 3' 3") or (1.95m x 0.98m)

Radiator, wood cladded ceiling, Respatex walls.

Bathroom (8' 5" x 4' 11") or (2.57m x 1.50m)

UPVC glazed window to rear, radiator, Respatex walls, wood cladded ceiling, close coupled WC, bath, pedestal wash hand basin, extractor fan.

Landing

UPVC glazed window to front, two radiators, storage cupboards, coved ceiling, hatch to roof space.

Bedroom 3 (10' 10" x 10' 6") or (3.31m x 3.21m)

UPVC glazed windows to front, radiator, coved ceiling, telephone point.

Brynamman Road, Lower Brynamman, Ammanford, Carmarthenshire.

Bedroom 2 (12' 7" x 10' 7" Max) or (3.84m x 3.23m Max)

UPVC glazed window to side, radiator, coved ceiling, built in wardrobe, telephone point.

Bedroom 1 (15' 3" x 12' 4" Max) or (4.65m x 3.76m Max)

UPVC glazed window to rear, radiator, coved ceiling, built in wardrobe.

Shower Room (11' 6" Max x 4' 11") or (3.51m Max x 1.49m)

UPVC glazed window to rear, radiator, wood cladded ceiling, two down lights, Respatex walls, close coupled WC, pedestal wash hand basin, shower cubicle with electric shower over, storage cupboard, extractor fan.

Outside

Off road parking to front.

Side footpath leading to patio area and lawned area to rear with mature trees and shrubs.

Oil boiler controlling domestic hot water and central heating.

Three sheds.

Views to the surrounding countryside.

Broadband and Mobile phone

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

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

B

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 into the village of Brynamman onto to Brynamman Road where the property can be found on the left hand side.

