



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

**21 Llandeilo Road
Upper Brynamman
Ammanford
Carmarthenshire.
SA18 1BA**

Price £185,000



- Three bedroom detached house
- Lounge, living/ dining room
- Kitchen
- Snug, boot room, storage room
- Shower room, WC
- Upvc glazing
- Gas fired central heating
- Rear garden with outbuildings
- Off road parking

General Description

We have pleasure in offering for sale this three 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.



EPC Rating: D58

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.

Tel: 01269 591 884

Email: ammanford@ctf-uk.com

Web: www.ctf-uk.com

Llandeilo Road, Upper Brynamman, Ammanford, Carmarthenshire.

Property Description

We have pleasure in offering for sale this three 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, snug, kitchen, boot room, storage room, rear hall, WC, sitting/ dining room, landing, shower room, three bedrooms.

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

Upvc glazed door to

Hallway

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

Lounge (13' 7" Max x 10' 0" Max) or (4.15m Max x 3.05m Max)

Upvc glazed window to front, radiator, coved ceiling, laminate flooring.

Snug (7' 9" x 6' 9") or (2.36m x 2.05m)

Upvc glazed window to rear, radiator, coved ceiling, laminate flooring, telephone point, under stair storage.

Kitchen (13' 7" x 12' 0") or (4.14m x 3.66m)

Upvc glazed window to rear, upvc glazed door to side, radiator, coved ceiling, laminate flooring, six down lights, extractor fan, fitted wall and base units, work surface, tiled splash back, two bowl stainless steel sink units with mixer tap, integrated oven, integrated dishwasher, island with storage and 5 ring gas hob, TV point.

Boot Room (8' 2" x 5' 7") or (2.48m x 1.70m)

Upvc glazed door to side, radiator, laminate flooring.

Store Room (8' 4" x 6' 7") or (2.55m x 2.00m)

Upvc glazed window to rear, laminate flooring.

Rear Hall (6' 4" x 3' 7") or (1.92m x 1.10m)

Coved ceiling, laminate flooring.

W.C. (5' 3" x 3' 8") or (1.61m x 1.12m)

Upvc glazed window to rear, radiator, coved ceiling, laminate flooring, close coupled WC, wash hand basin.

Living/Dining Room (21' 3" x 10' 6" Max) or (6.48m x 3.21m Max)

Upvc glazed window to front, two radiator, coved ceiling, laminate flooring.

Llandeilo Road, Upper Brynamman, Ammanford, Carmarthenshire.

Landing

Upvc glazed window to rear, coved ceiling, hatch to roof space.

Bedroom 2 (10' 8" Max x 9' 5" Max) or (3.26m Max x 2.87m Max)

Upvc glazed window to rear, radiator, coved ceiling storage cupboard housing Worcester gas fired boiler controlling domestic hot water and central heating.

Bedroom 1 (10' 3" x 9' 3") or (3.13m x 2.81m)

Two upvc glazed windows to front, radiator, coved ceiling, TV point.

Bedroom 3 (10' 3" x 9' 3") or (3.13m x 2.81m)

Upvc glazed window to front, radiator, coved ceiling, TV point.

Shower Room (11' 3" x 8' 0") or (3.44m x 2.43m)

Upvc glazed window to rear, radiator, coved ceiling, extractor fan, close coupled WC, wash hand basin in unit, shower cubicle.

Outside

Steps to front door surrounded by gravelled areas.

Driveway to front for off road parking.

Footpath to side leading to patio and decked areas, lawned area and storage shelter.

Storage shed.

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 gas, mains drainage

Tenure

Freehold

Council Tax

C

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 the property can be found on the right hand side.

