

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

**6 Coronation Road
Upper Brynamman
Ammanford
Carmarthenshire
SA18 1BB**

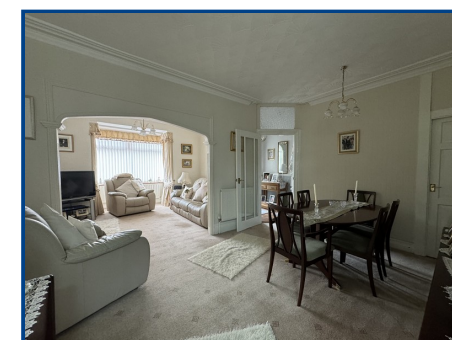
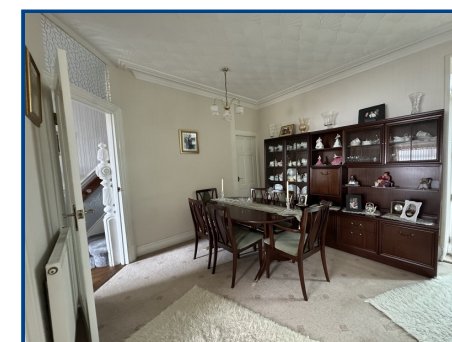
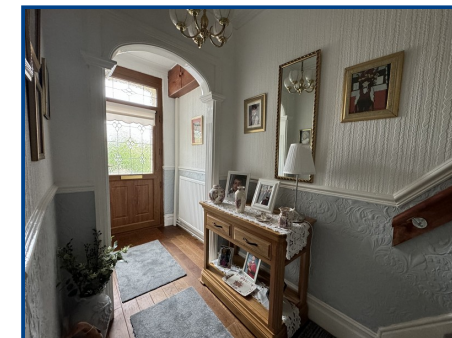
Price £185,000



- Three bedroom semi detached house
- Dining area, living area
- Kitchen
- Conservatory
- Bathroom
- Upvc glazing
- Oil fired central heating
- Rear garden
- Garage

General Description

We have pleasure in offering for sale this three bedroom semi 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: E48

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

Coronation Road, Upper Brynamman, Ammanford, Carmarthenshire.

Property Description

We have pleasure in offering for sale this three bedroom semi 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, dining area, lounge, rear hall, kitchen, bathroom, conservatory, landing and three bedrooms.

The property has the benefit of Upvc glazing, oil fired central heating, rear garden and a garage for off road parking.

Upvc glazed door to

Hallway

Radiator, textured and coved ceiling, hard wood floor, stairs to first floor, dado rail, telephone point, wall light, battery smoke alarm.

Lounge Area (12' 7" x 9' 11" Max) or (3.83m x 3.03m Max)

Upvc glazed bay window to front, two radiators, textured and coved ceiling, telephone point, two wall lights, electric fire with marble surround.

Dining Area (14' 6" x 11' 1") or (4.42m x 3.38m)

Upvc glazed patio doors to rear hall, two radiators, textured and coved ceiling, under stair storage, two wall lights.

Rear Hall

Upvc glazed doors to both sides, upvc glazed window to kitchen, upvc glazed roof, electric radiator, tiled walls, tiled floor.

Kitchen (17' 4" Max x 18' 8") or (5.29m Max x 5.70m)

Upvc glazed windows to side, part upvc glazed roof, two radiators, textured and coved ceiling, fitted wall and base units, work surface, breakfast bar, part tiled walls, 1 1/2 bowl stainless steel sink unit with mixer tap, electric hob, integrated oven, storage cupboard, TRIANCO oil fired boiler controlling domestic hot water and central heating.

Bathroom (10' 11" Max x 8' 4" Max) or (3.34m Max x 2.54m Max)

Upvc glazed window to conservatory, upvc glazed skylight, towel radiator, textured and coved ceiling, wash hand basin and WC in unit, bath with electric shower over, storage cupboard housing hot water tank.

Conservatory (14' 3" x 12' 0") or (4.35m x 3.67m)

Upvc glazed patio doors to rear, upvc glazed windows surround, polycarbonate roof, two radiators, tiled floor, two wall lights.

Coronation Road, Upper Brynamman, Ammanford, Carmarthenshire.

Landing

Dado rail, hatch to roof space, battery smoke alarm.

Bedroom 2 (11' 10" x 9' 1" Min) or (3.61m x 2.76m Min)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted storage cupboard.

Bedroom 3 (11' 5" x 9' 7") or (3.47m x 2.91m)

Upvc glazed window to rear, radiator, textured and coved ceiling.

Bedroom 1 (17' 6" Max x 10' 9") or (5.34m Max x 3.27m)

Two upvc glazed windows to front, radiator, textured and coved ceiling, telephone point, fitted wardrobes, one housing a WC and a wash hand basin.

Outside

Stepping stones to front door, surrounded by slate gravel.

Shared access to side leading to garage for parking. Gravelled area to rear with stepping stones to seating area. Footpath to further gravelled area with a water feature and mature trees and shrubs. Further vegetable patch, greenhouse, workshop and storage shed.

Oil tank.

Garage (21' 4" x 10' 6") or (6.50m x 3.20m)

Up and over door to front, upvc glazed door to rear, electricity, plumbing for automatic washing machine.

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

Council Tax

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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 take a right into Coronation Road where the property can be found on the left hand side.

