

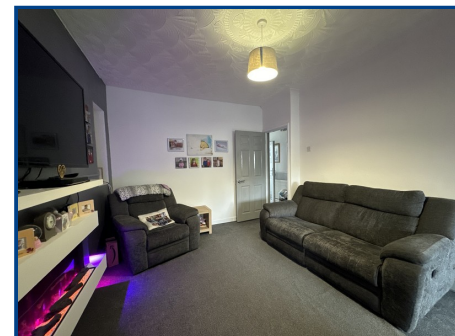
**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
12 Offices Across South Wales

**38 Glyn Road  
Lower Brynamman  
Ammanford  
Carmarthenshire  
SA18 1ST**

Price **£175,000**



- Three bedroom semi detached house
- Front room, lounge
- Kitchen, utility
- Bathroom
- Upvc glazing
- Oil fired central heating
- Rear garden
- Parking area & garage



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

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#### General Description

A three bedroom semi detached 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.

**EPC Rating: E51**

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 semi detached 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 hallway, front room, lounge, kitchen, utility, landing, bathroom and three bedrooms.

The property has the benefit of upvc glazing, oil fired central heating, rear garden, parking area for ample parking and a garage.

## Upvc glazed door to

## Entrance Hall

Textured & coved ceiling.

## Hall

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

## Front Room (10' 4" x 10' 0") or (3.15m x 3.06m)

Upvc glazed window to floor, radiator, textured ceiling, laminate flooring.

## Lounge (13' 9" x 10' 8") or (4.19m x 3.26m)

Upvc glazed window to utility room, radiator, textured ceiling, under stairs storage, electric fire.

## Kitchen (11' 4" x 8' 9") or (3.45m x 2.66m)

Upvc glazed window to rear, textured & coved ceiling, radiator, uPVC glazed door to utility room, fitted wall & base units, work surface, integrated oven, electric hob with extractor fan over, tiled splashback, stainless steel sink unit with mixer tap, plumbing for dishwasher & washing machine, extractor fan.

## Utility Room (11' 7" x 4' 9") or (3.53m x 1.45m)

Upvc glazed door to rear, Upvc glazed window to side, laminate floor, four down lights, part Respatex walls, radiator.

## Landing

Radiator, textured & coved ceiling, hatch to roof space.

# Glyn Road, Lower Brynamman, Ammanford, Carmarthenshire.

## Bathroom (11' 3" x 8' 9") or (3.43m x 2.66m)

Upvc glazed window to rear, textured & coved ceiling, radiator, part Respatex/part tiled walls, pedestal wash hand basin, close coupled WC, bath, electric shower, extractor fan.

## Bedroom 2 (9' 3" x 8' 11") or (2.82m x 2.71m)

Upvc glazed window to rear, radiator, textured & coved ceiling

## Bedroom 1 (14' 7" x 11' 3") or (4.44m x 3.44m)

Upvc glazed window to front, radiator, textured & coved ceiling.

## Bedroom 3 (11' 3" x 10' 0") or (3.42m x 3.04m)

Upvc glazed window to front, radiator, textured & coved ceiling.

## Outside

Footpath to front with side pedestrian access.  
Worcester oil fired boiler controlling domestic hot water to rear.  
Storage shed.  
Patio area housing oil tank, leading to lawned area.  
Parking area.

## Garage

Up and over door to front.

## 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. 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 left hand side.

