

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

**19 Amman Road
Lower Brynamman
Ammanford
Carmarthenshire.
SA18 1SW**

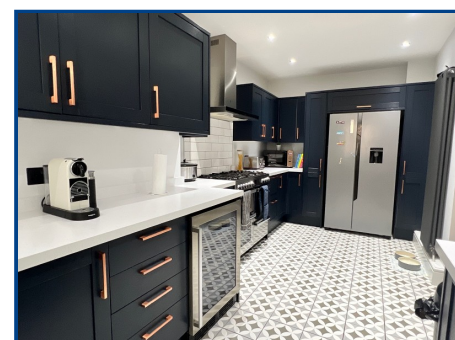
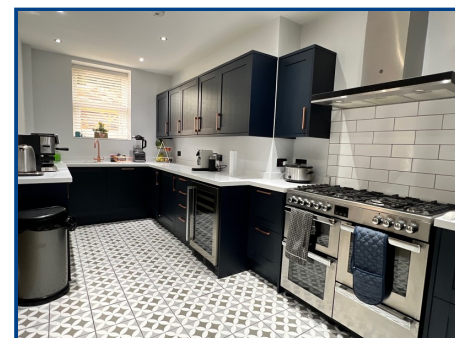
Price £239,950



- Three bedroom end of terrace property
- Spanning over 4 floors.
- Lounge, living room, sun room
- Kitchen, attic rooms
- Bathroom, En suite, WC
- Upvc glazing
- Gas fired central heating
- Low maintenance rear garden
- Garage
- Recently renovated.

General Description

We have the pleasure in offering for sale this three bedroom end of terrace property with an attic room 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: D62

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

Amman Road, Lower Brynamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this recently renovated three bedroom end of terrace property with an attic room 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 first floor hallway, lounge, master bedroom with ensuite, ground floor living room, kitchen, sun room, WC, landing, bathroom and two bedrooms and two attic rooms

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

Upvc glazed door to

Hallway

Upvc glazed windows to side and rear, radiator, coved ceiling, hard wired smoke alarm, stairs to first floor.

Lounge (17' 3" x 13' 6") or (5.25m x 4.12m)

Two upvc glazed windows to front, radiator, coved ceiling, fitted base unit, alcove shelving.

Bedroom 1 (11' 11" x 10' 0") or (3.64m x 3.05m)

Upvc glazed window to rear, radiator, coved ceiling, fitted wardrobes.

En Suite (7' 3" x 6' 2") or (2.20m x 1.89m)

Upvc glazed window to rear, radiator, wood panelled ceiling, wash hand basin in unit, close coupled WC, bath with shower over, extractor fan.

Landing

Upvc glazed window to rear, coved ceiling, under stair storage, hard wired smoke alarm.

Bathroom (11' 11" x 9' 11") or (3.62m x 3.01m)

Upvc glazed window to rear, radiator, tiled walls, nine down lights, close coupled WC, wash hand basin, double walk in shower, bath.

Bedroom 2 (17' 0" x 10' 5") or (5.17m x 3.17m)

Upvc glazed bay window to front, radiator, coved ceiling, fitted wardrobes.

Bedroom 3 (9' 3" x 8' 0") or (2.83m x 2.45m)

Upvc glazed window to front, radiator, coved ceiling.

Attic Room 1 (9' 8" x 7' 1") or (2.94m x 2.17m)

Skylight window, coved ceiling, hard wired smoke alarm, eaves storage.

Attic Room 2 (9' 8" x 7' 1") or (2.94m x 2.17m)

Skylight window, coved ceiling.

Kitchen (19' 4" x 8' 2") or (5.90m x 2.48m)

Upvc glazed window to side, radiator, tiled floor, twelve down lights, modern fitted wall and base units, work surface, sink unit with mixer tap, integrated dishwasher, fitted wine cooler, range cooker with extractor fan over.

Amman Road, Lower Brynamman, Ammanford, Carmarthenshire.

Living/Dining Room (16' 2" x 12' 8") or (4.92m x 3.86m)

Upvc glazed window to sun room, coved ceiling, laminate flooring, radiator, multi fuel burner with oak mantle over, under stair storage, hard wired smoke alarm, feature hanging ceiling lights, stairs to first floor.

Sun Room (14' 6" x 6' 8") or (4.41m x 2.03m)

Upvc glazed patio doors to rear, upvc glazed window to side, two skylight windows, radiator, tiled floor, hard wired smoke alarm.

Utility / W.C (6' 10" x 5' 7") or (2.09m x 1.69m)

Upvc glazed window to rear, radiator, tiled floor, wash hand basin in unit, WC, plumbing for automatic washing machine, work surface, Logic gas fired boiler controlling domestic hot water and central heating.

Outside

Three concrete steps to front door.
Paved side pedestrian access.
Paved two tiered rear garden with a glass balustrade.
Paved footbath to garage.

Agents Note

There is a right of access over the lane of the Amman Garage to the rear of the property.

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

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 through Lower Brynamman and onto Amman Road where the property can be found on the left hand side.

