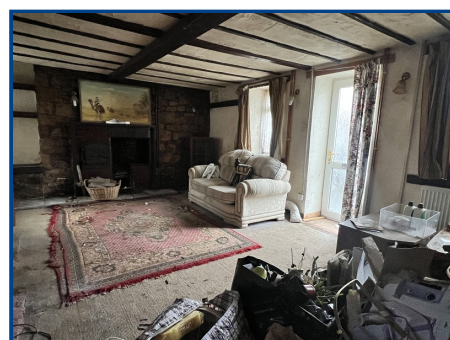


**50 Park Street
Lower Brynamman
Ammanford
Carmarthenshire
SA18 1TG**

Guide Price £45,000



- Two bedroom end of terrace property
- Living room
- Kitchen
- Bathroom
- Rear garden



General Description

We have the pleasure in offering for sale this three bedroom end of terrace 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.

Property Description

We have the pleasure in offering for sale this three bedroom end of terrace 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 living room, kitchen, landing, bathroom and two bedrooms.

The property has the benefit of a rear garden.

Living Room (20' 6" x 13' 11") or (6.24m x 4.24m)

Kitchen (10' 7" x 7' 5") or (3.23m x 2.26m)

Bedroom 1 (12' 6" x 10' 8") or (3.80m x 3.24m)

Bathroom (13' 7" x 6' 6") or (4.14m x 1.97m)

Bedroom 2 (10' 11" x 7' 7") or (3.34m x 2.30m)

Services

Tenure

Freehold

Council Tax

C

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 where the property can be found on the right hand side.



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.