



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

**62a Glyn Road  
Lower Brynamman  
Ammanford  
Carmarthenshire  
SA18 1ST**

Price **£200,000**



- Three bedroom semi detached house
- Lounge
- Kitchen, utility
- Bathroom, WC
- Upvc glazing
- Air source heat pump, solar panels
- Rear garden, storage basement
- Driveway



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](mailto:surveys@ctf-uk.com).

#### General Description

We have the pleasure in offering this three bedroom semi detached house situated on a side road in the village of Brynamman close to local amenities including, shop, post office, restaurants, cinema and on the outskirts of the Brecon Beacons. The property is approximately 7 miles from Ammanford town centre and further amenities.

**EPC Rating: B91**

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# Glyn Road, Lower Brynamman, Ammanford, Carmarthenshire.

## Property Description

We have the pleasure in offering this three bedroom semi detached house situated on a side road in the village of Brynamman close to local amenities including, shop, post office, restaurants, cinema and on the outskirts of the Brecon Beacons. The property is approximately 7 miles from Ammanford town centre and further amenities including banking, shops, public houses, restaurants, places of worship, leisure centre, secondary school, bus station, railway station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, kitchen, utility, WC, landing, three bedrooms and a bathroom.

The property has the benefit of Upvc glazing, driveway for ample off road parking and rear garden.

## Upvc glazed door to

## Hallway

Radiator, four down lights, stairs to first floor, hard wired smoke alarm.

## Lounge (12' 3" x 10' 10") or (3.74m x 3.29m)

Upvc glazed bay window to front, radiator, eight down lights.

## Kitchen (25' 9" Max x 13' 1") or (7.85m Max x 3.99m)

Upvc glazed window to rear, radiator, ten down lights, fitted wall and base units, work surface, 1 1/2 bowl sink unit with mixer tap, oven, hob with extractor fan over, integrated fridge/ freezer, integrated dishwasher, extractor fan, hard wired smoke alarm, under stair storage.

## Utility Room (12' 11" Max x 6' 9" Max) or (3.94m Max x 2.06m Max)

Upvc glazed door to side, upvc glazed windows to side and rear, two radiators, fitted base unit, work surface, hard wired smoke alarm.

## W.C. (4' 3" x 2' 11") or (1.30m x 0.90m)

Upvc glazed window to side, towel radiator, one down light, WC with sink over, extractor fan.

## Landing

Radiator, three down lights, hatch to roof space with ladder attached, leading to attic housing solar panel controls.

## Bedroom 1 (10' 10" x 9' 9") or (3.31m x 2.97m)

Upvc glazed window to front, radiator.

## Bedroom 2 (10' 4" x 9' 1") or (3.15m x 2.76m)

Upvc glazed window to rear, radiator.

# Glyn Road, Lower Brynamman, Ammanford, Carmarthenshire.

## Bedroom 3 (10' 6" x 7' 10" Max) or (3.21m x 2.39m Max)

Upvc glazed window to rear, radiator.

## Bathroom (11' 5" Max x 5' 9" Max) or (3.47m Max x 1.76m Max)

Upvc glazed window to front, towel radiator, four down lights, part tiled walls, WC and wash hand basin in unit, bath with shower over, extractor fan.

## Outside

Driveway to front for off road parking.

Side pedestrian access.

Patio area to rear leading on to lawned area.

Block built storage, basement storage.

Solar panels.

Air source heat pump.

## Agents Note

According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from surface water and small watercourses, but there is no known history of flooding at the property.

The vendor has informed us the property is a leasehold with 884 years left on the lease.

## 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

Leasehold

## Council Tax

B

## Directions

Leave Ammanford on High Street and continue to the t-junction turning left. Proceed through the villages of Glanamman and Garnant into Gwaun Cae Gurwen. Take a left before the level crossing towards Brynamman. Proceed through Lower Brynamman taking a left into Glyn Road. Continue into Glyn Road where the property can be found on the left hand side.

