



House - Detached (EPC Rating: ) Freehold

# CWMGARW ROAD, UPPER BRYNAMMAN, AMMANFORD, SA18 1DA

Offers In The Region Of

# £410,000

# 4 Bedroom House - Detached located in Ammanford

Thomas & Thomas are delighted to offer For Sale this Spacious Detached Home located in a peaceful rural location within close proximity to the Black Mountains whilst still offering some local amenities of public house, pharmacy, community run cinema and primary school with further shopping and leisure facilities approximately 7 miles away in Ammanford Town Centre and Pontardawe. The accommodation comprises, entrance hall, lounge, dining room, sitting room, kitchen and utility room located on the ground floor with 4 bedrooms and family bathroom located on the first floor. The property benefits from Oil Central Heating and uPVC Double Glazing. Externally there is a level garden to the side and rear of the property leading to detached garage with ample parking area.

Council Tax Band - E. Freehold. EPC- TBC. NO ONWARD CHAIN

## Ground Floor

With front entrance door leading into...

### Porch

With radiator and coved ceiling.

### Lounge

4.0 x 5.3 (13'1" x 17'4")

With radiator, coved ceiling, tiled floor and large window to the front of the property.

### Sitting Room

3.0 x 3.0 (9'10" x 9'10")

With radiator, coved ceiling, wooden flooring, glazed door with glass side panels overlooking the side of the property and windows to the side and rear of the property.

### Dining Room

4.0 x 6.3 (13'1" x 20'8")

With radiator, coved ceiling, laminate flooring, feature fireplace with Woodburner inset, stairs to first floor and window to the front of the property.

### Kitchen

3.2 x 6.6 (10'5" x 21'7")

With a range of base and wall units, one and a half bowl sink unit with mixer taps, SMEG Range Cooker, with stainless steel backsplash and extractor hood above, integrated dishwasher, space for large fridge/freezer, radiator, coved ceiling, part tiled walls, tiled floor and windows to the side and rear of the property.

### Utility Room

1.9 x 2.4 (6'2" x 7'10")

With base units, plumbing for automatic washing machine, tiled floor, wall mounted oil boiler providing domestic hot water and central heating, low level flush WC and wash hand basin and window to the rear of the property.

## First Floor

### Bedroom 1

4.0 x 4.4 (13'1" x 14'5")

With radiator, coved ceiling, 2 fitted wardrobes and window to the front of the property.

### Bedroom 2

4.2 x 6.4 (13'9" x 20'11")

With radiator, coved ceiling, en-suite shower cubicle and window to the front of the property.

### Bedroom 3

3.2 x 5.6 (10'5" x 18'4")

With radiator, coved ceiling, laminate flooring and windows to the side and rear of the property.

### Bedroom 4

2.0 x 2.6 (6'6" x 8'6")

With radiator, coved ceiling, laminate flooring and window to the rear of the property.

### Family Bathroom

2.2 x 4.0 (7'2" x 13'1")

With low level flush WC, pedestal wash hand basin, Roll Top bath with centre shower attachment, radiator, part tiled walls, tiled floor and window to the rear of the property.

### External

Set on a large plot mainly laid to lawn with patio area and raised beds with shrubs and bushes. Gated entrance onto hard standing parking area with detached garage. Oil Tank

### Services

Mains electricity, water and drainage.

### Council Tax

- Band E

### TENURE

Freehold



#### **NOTE**

All photographs have been taken using a wide angle lens.

#### **VIEWINGS**

By appointment with the selling agents on 01269 597949 or email on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

#### **SOCIAL MEDIA**

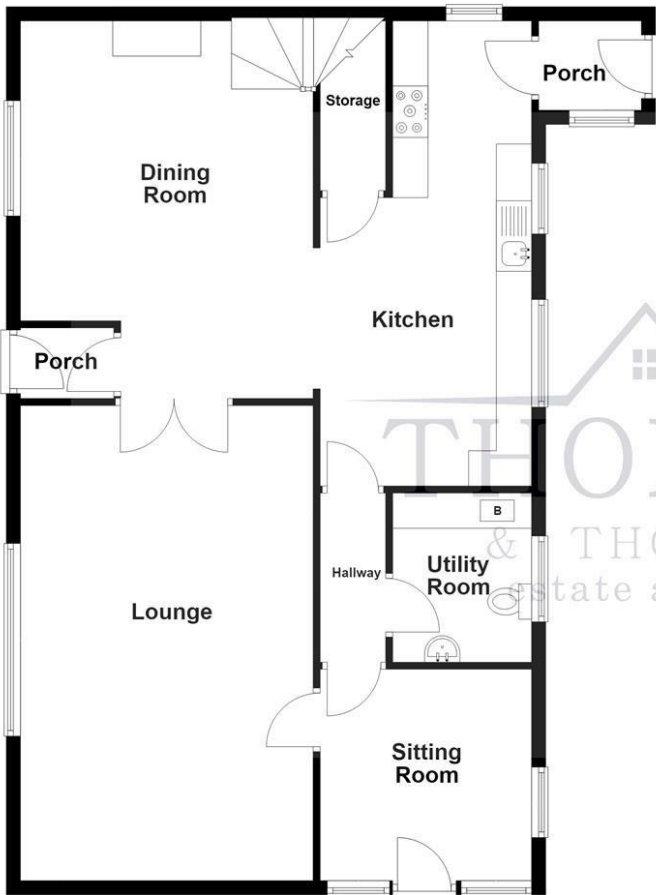
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#### **Directions**

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Continue for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left for Brynamman. Proceed through the village (approximately 1.5 miles) to the mini roundabout then turn right onto Cwmgarw Road. After approximately 1 mile the property can be found on the left hand side.



Ground Floor



First Floor



Total area: approx. 171.1 sq. metres (1841.4 sq. feet)

Council Tax Band

**E**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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<https://www.thomasandthomas-property.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

