



22 Park Street, Lower Brynamman

Offers In Region Of £100,000



Calow Evans
Estate Agents

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22 Park Street, Lower Brynamman

NO UPPER CHAIN.

A two bedroom end of terraced property which has the benefit of a modern fitted kitchen, ground floor WC and a first floor bathroom. Externally a good sized rear garden with a summerhouse to the rear. The property is situated in the village of Lower Brynamman and would ideally suit a first time buyer or investor.

The village of Brynamman offers good basic amenities with the main shopping and leisure facilities located at Ammanford town centre.





Lounge:

3.63m x 3.51m (11'11" x 11'6")

Double glazed window to front, stairs to first floor, feature fireplace with wood burner, laminate flooring, double panel radiator.

Kitchen/Breakfast Room:

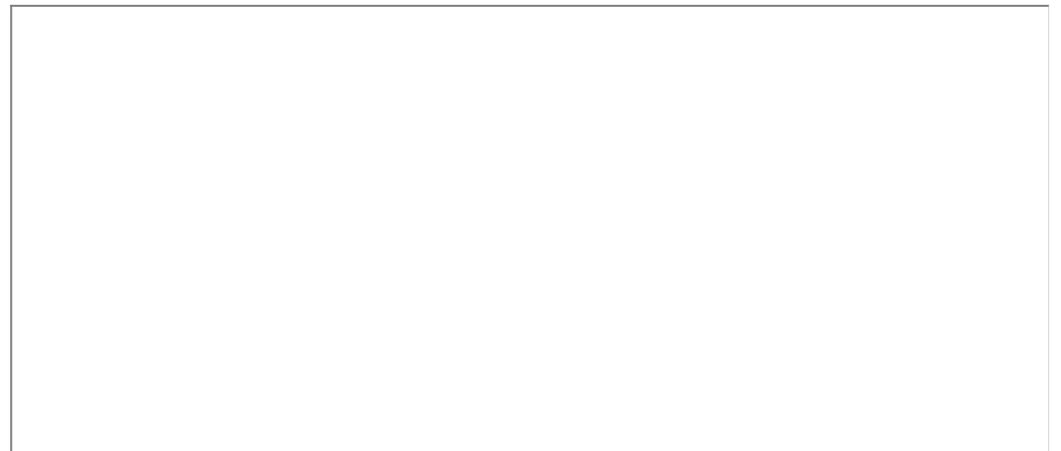
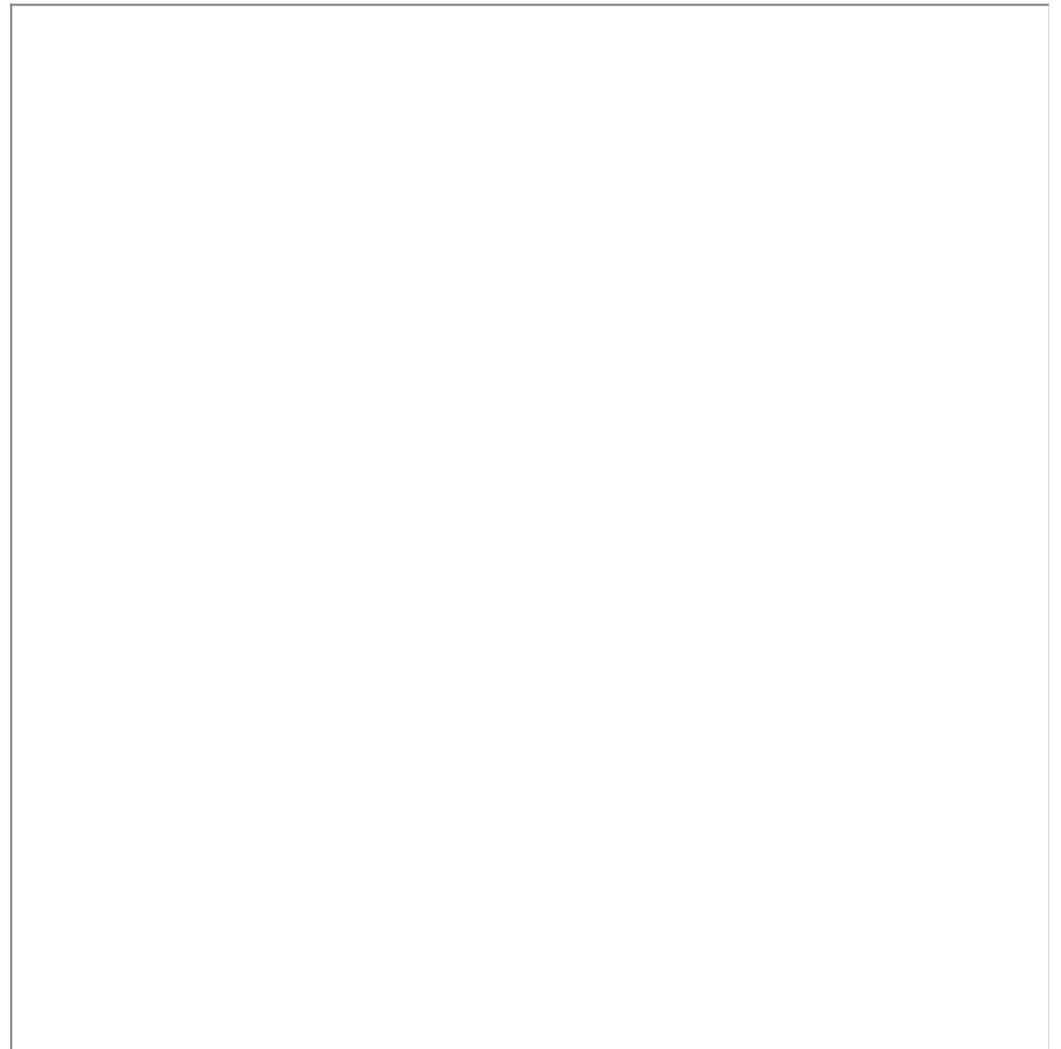
4.34m x 3.33m (14'3" x 7'2"/10'11")

Double glazed window and double glazed glass panel stable style door to rear, fitted with modern wall and base units, single bowl sink unit and draining board, plumbing for washing machine and space for tumble dryer, eye level double oven and grill, cupboard housing oil boiler providing domestic hot water and central heating (with the exception of the bathroom), wine rack, kitchen island with base units, breakfast bar and electric hob, double panel radiator.

Cloakroom:

WC, tiled floor.





First Floor Landing:

Bedroom One:

5.05m x 3.28m (16'7"/12'5" x 10'9")

Double glazed window to front, single panel radiator.

Bedroom Two:

2.51m x 2.79m (8'3" x 7'8"/9'2")

Double glazed window to rear, single panel radiator.

Bathroom:

2.36m x 1.68m (7'9" x 5'6"/5'9)

Double glazed obscure window to rear, suit comprises walk-in bath with dual shower heads over ,wash hand basin in vanity unit, part tiled walls.

Externally:

A small low maintenance frontage, side pedestrian access to an elevated rear garden mainly laid to lawn, timber garden shed, summerhouse to the rear, outside tap. Please note we believe the neighbouring property enjoys pedestrian access to the rear of the property (tbc).

Services:

We are advised mains water, electricity and drainage connected, oil fired central heating (with the exception of the bathroom).

Tenure:

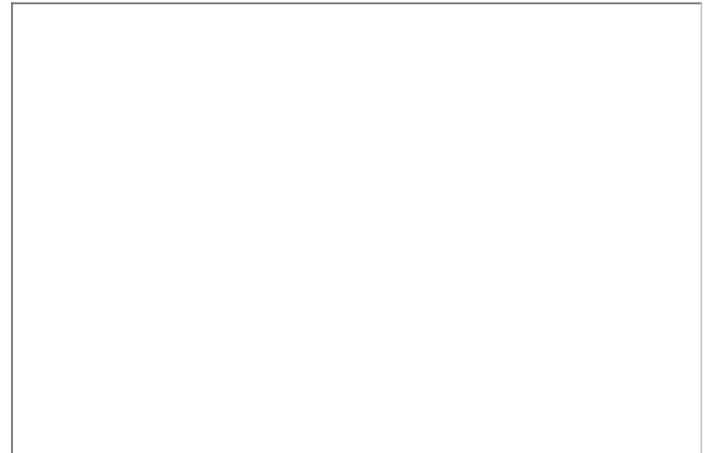
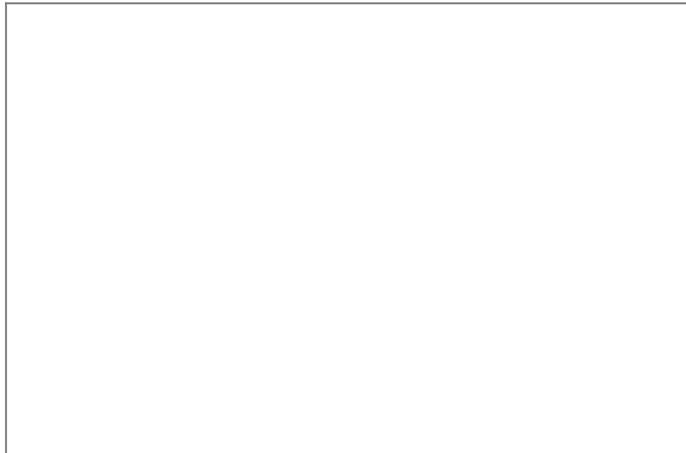
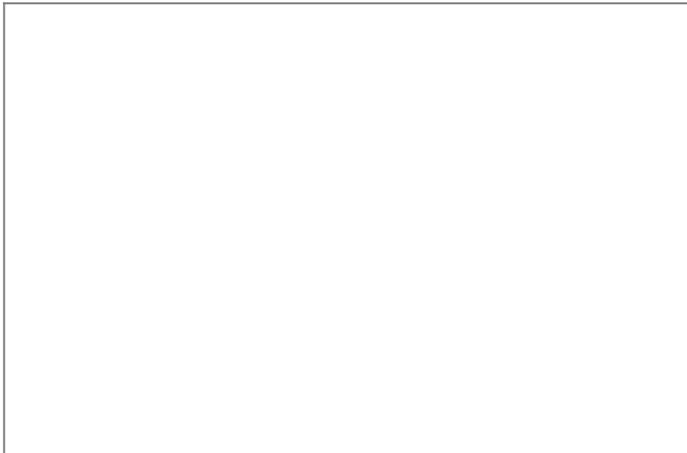
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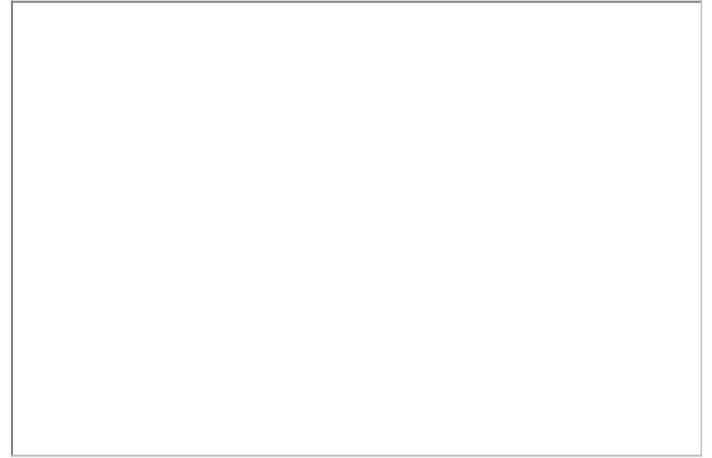
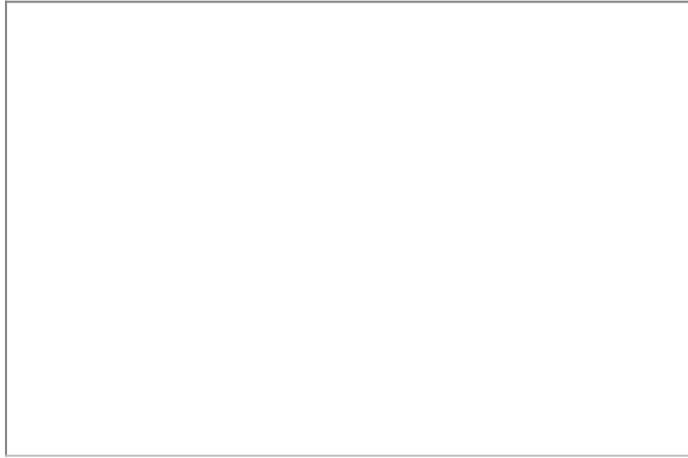
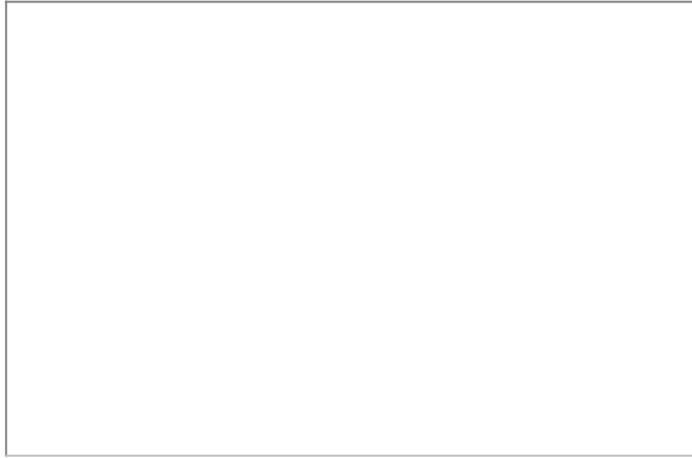
Council Tax:

A.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.





Directions:

From our Ammanford office proceed to the traffic lights turn left onto High Street. Proceed to the next junction in Pontamman and turn left. Proceed through the village of Glanamman , Garnant and onto Heol Cae Gurwen. On reaching the railway crossing turn left before signposted Brynamman. Proceed through Lower Brynamman whereby the property will be located on the right hand side just before the petrol garage and will be identified by our for sale board.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



Address

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Office Contact

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