



**Chartered Surveyor, Valuers,  
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**66 Glyn Road  
Lower Brynamman  
Ammanford  
Carmarthenshire  
SA18 1ST**

Price **£199,950**



- Three bed detached property
- Front room, lounge
- Kitchen, utility
- Bathroom, WC
- Sun room, boot room
- Upvc glazing
- Oil fired central heating
- Driveway and parking area for ample parking
- Front and rear gardens



### General Description

A three bedroom detached 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.

**EPC Rating: F28**

Viewing: 01269 591 884 Website: [www.ctf-uk.com](http://www.ctf-uk.com) Email: [ammanford@ctf-uk.com](mailto: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).

Tel: 01269 591 884

Email: [ammanford@ctf-uk.com](mailto:ammanford@ctf-uk.com)

Web: [www.ctf-uk.com](http://www.ctf-uk.com)

# Glyn Road, Lower Brynamman, Ammanford, Carmarthenshire.

## Property Description

A three bedroom detached 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 entrance hallway, hallway, front room, lounge, kitchen, boot room, WC, sun room, landing, bathroom and three bedrooms.

The property has the benefit of upvc glazing, oil fired central heating, a driveway and a parking area for ample parking, front & rear gardens and a garage.

### Upvc glazed door to

### Entrance Hall

Coved ceiling, battery smoke alarm, original tiled flooring, radiator, dado rail.

### Hallway

Coved ceiling, laminate flooring, radiator, dado rail, stairs to first floor.

### Front Room (9' 11" x 8' 10") or (3.02m x 2.69m)

Upvc glazed window to front, coved ceiling, laminate flooring, radiator, electric fire.

### Lounge

Upvc glazed window to side, coved ceiling, laminate flooring, radiator, alcove storage, TV points, telephone point, under stair storage.

### Kitchen (10' 10" Max x 8' 9") or (3.31m Max x 2.66m)

Eleven down lights, tiled floor, radiator, part tiled walls, part wood cladded walls, fitted wall and base units, work surface, integrated oven, hob with extractor fan over, sink unit with mixer tap.

### Sun Room (11' 5" x 7' 7") or (3.47m x 2.32m)

Upvc glazed door to rear, upvc glazed sash window to side, coved ceiling, radiator, dado rail.

### Utility (6' 8" x 4' 5") or (2.03m x 1.34m)

Upvc glazed sash window to rear, tiled floor, towel radiator, part tiled walls, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, integrated dishwasher, plumbing for automatic washing machine, hatch to roof space.

### Boot Room (6' 10" x 5' 3") or (2.08m x 1.60m)

Upvc glazed door and window to side, two skylights, tiled floor, radiator, respatex walls.

### W.C. (4' 6" x 2' 4") or (1.36m x 0.72m)

Upvc glazed window to side, tiled floor, part tiled walls, part wood cladded walls, radiator, close coupled WC, wash hand basin.

### Landing

Coved ceiling, battery smoke alarm, hatch to roof space, dado rail.

# Glyn Road, Lower Brynamman, Ammanford, Carmarthenshire.

## Agents Note

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 garage and shed possibly have asbestos roofs, but have not been tested

## 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

Freehold

## Council Tax

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## 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 turning left into Glyn Road just after the petrol station and the property can be found on the left hand side, at the end of the street.

