



**Chartered Surveyor, Valuers,
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**194 Cwmgarw Road
Upper Brynamman
Ammanford
Carmarthenshire.
SA18 1DB**

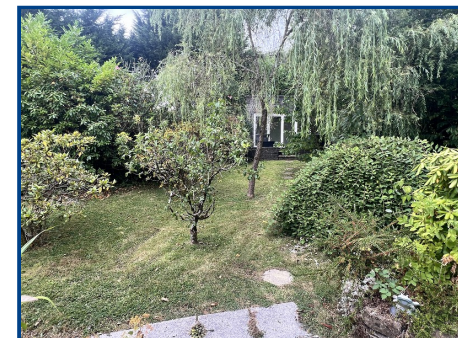
Price **£325,000**



- Four bedroom detached family home
- Kitchen, dining room
- Lounge, sun room
- Bathroom, ensuite
- Upvc glazing
- Oil fired central heating
- Driveway for ample parking
- Well established rear garden
- No forward chain

General Description

We have the pleasure in offering for sale this four double bedroom detached family home 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: D55

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services

Our 12 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.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Cwmgarw Road, Upper Brynamman, Ammanford, Carmarthenshire.

Property Description

We have the pleasure in offering for sale this four double 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 places of worship, primary schools, secondary school, restaurants etc.

The accommodation briefly comprises hallway, kitchen, dining room, lounge, sun room, landing, bathroom and four double bedrooms, one with an ensuite.

The property has the benefit of Upvc glazing, oil fired central heating driveway for ample parking and a generously sized rear garden.

Upvc glazed door to

Hallway

Radiator, textured ceiling, stairs to first floor.

Lounge (17' 11" x 10' 6") or (5.45m x 3.19m)

Upvc glazed window to front, two radiators, textured and coved ceiling, feature stone wall.

Sun Room (15' 5" x 11' 0") or (4.70m x 3.36m)

Upvc glazed sliding doors to rear, upvc glazed window to side, radiator, decorative coved ceiling, laminate flooring, wall lights.

Dining Room (10' 10" x 8' 11") or (3.31m x 2.72m)

Upvc glazed window to rear, radiator, textured and coved ceiling.

Kitchen (14' 4" x 7' 10") or (4.36m x 2.39m)

Upvc glazed window to rear, Upvc glazed door to side, radiator, coved ceiling, fitted wall and base units, work surface, 1 1/2 bowl ceramic sink unit with mixer tap, tiled splash back, oven, electric hob with extractor fan above, intergrated dishwasher, integrated fridge

Landing

Upvc glazed patio doors to front balcony, Upvc glazed windows to rear, radiator, textured and coved ceiling.

Bedroom 3 (10' 10" x 9' 10") or (3.30m x 3.00m)

Upvc glazed window to rear, radiator, built in wardrobes housing hot water tank and shelving.

Bedroom 1 (11' 1" x 9' 11") or (3.38m x 3.01m)

Upvc glazed window to rear, radiator, textured and coved ceiling, fitted wardrobes.

En Suite (7' 11" x 5' 1") or (2.41m x 1.55m)

Upvc glazed window to side, radiator, textured and coved ceiling, tiled walls , double shower cubicle, close coupled Wc, pedestal wash hand basin, extractor fan.

Bedroom 2 (12' 0" x 9' 5") or (3.66m x 2.88m)

Upvc glazed window to front, radiator, textured and coved ceiling, built in wardrobes.

Cwmgarw Road, Upper Brynamman, Ammanford, Carmarthenshire.

Bedroom 4 (11' 11" x 10' 9") or (3.63m x 3.28m)

Upvc glazed window to front, radiator, textured and coved ceiling, fitted wardrobe, hatch to roof space.

Bathroom (12' 1" Max x 5' 11") or (3.68m Max x 1.80m)

Upvc glazed window to side, towel radiator, textured and coved ceiling, tiled walls, bath, close coupled Wc, pedestal wash hand basin.

Outside

Enclosed front driveway for ample parking with a lawned garden with mature trees and shrubs.

Side pedestrian access.

The rear garden comprises a combination of lawned and decorative patio areas, complemented by a variety of well-established mature trees, shrubs and planting. Generously proportioned, the garden provides an attractive and private outdoor space, with a charming summer house overlooking the beautifully landscaped grounds.

Oil tank.

Garage (18' 8" x 10' 4") or (5.68m x 3.16m)

Electric up and over door to front, upvc glazed window to side, Worcester oil fired boiler controlling domestic hot water and central heating, plumbing for automatic washing machine.

Agents Note

There is a risk greater than 3.3% each year of flooding from surface water and small watercourses, but there is no known history of flooding at the property.

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

D

Directions

Leave Ammanford on High Street continue to the t-junction turning left. Proceed through the villages of Glanamman and Garnant. On entering Gwaun Cae Gurwen take a left toward Brynamman just before the level crossing. Proceed through Lower Brynamman into Upper Brynamman. On the mini roundabout take the second right hand exit on to Cwmgarw Road. Continue along Cwmgarw road where the property can be found on the left hand side.

