



Arfryn, Upper Brynamman, SA18 1AS

Offers In Region Of £155,000



Calow Evans
Estate Agents

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Arfryn, Upper Brynamman, SA18 1AS

A three-bedroom ex-local authority semi-detached property, situated in the semi-rural village of Upper Brynamman. This spacious family home offers two reception rooms, a useful lean-to, and a first-floor shower room. Additional benefits include an ECO 4 central heating system, owned solar panels, and a multi-fuel burner located in the lounge/dining room, providing both efficiency and comfort. Externally, the property features a paved driveway with ample off-road parking and a low-maintenance rear garden.

Upper Brynamman lies on the edge of the beautiful Brecon Beacons National Park, renowned for its stunning scenery and outdoor pursuits including walking, cycling, horse riding, and scenic driving routes. The area also offers an array of attractions such as waterfalls, castles, caves, and picturesque countryside walks. Comprehensive shopping and leisure facilities can be found in nearby Ammanford town centre.



Accommodation:

Entrance Hallway

Double glazed window to side, radiator, stairs to first floor.

Kitchen

3.17m x 2.36m (10'5" x 7'9")

Double glazed window to side, radiator, fitted with wall & base units, space for cooker, plumbing for washing machine, sink & draining board unit.





Lounge

4.39m x 3.2m (14'5" x 10'6")

Double glazed window to front, radiator, opening to:

Sitting/Dining Room

3.81m x 3.33m (12'6" (to alcove) x 10'11")

Double glazed French doors to lean-to, radiator, multi fuel burner set in fireplace.

Lean To

4.85m x 2.54m (15'11" x 8'4")

Three double glazed windows to rear, double glazed patio doors to side.



First Floor Landing

Double glazed window to side.

Bedroom One

3.94m x 3.35m (12'11"/11'9" x 11'0")

Double glazed window to rear, radiator, cupboard housing hot water tank.

Bedroom Two

3.94m x 3.2m (12'11"/9'9" x 10'6")

Double glazed window to front, radiator.



Bedroom Three

2.9m x 2.26m (9'6" x 7'5"/4'9")

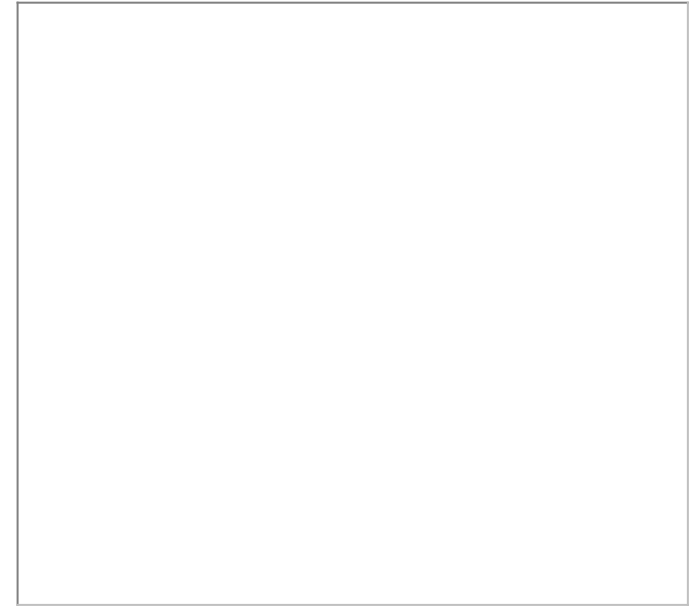
Double glazed window to front, radiator.

Shower Room

Double glazed window to rear, radiator, suite comprising WC, pedestal wash hand basin, electric shower in enclosure.

Externally

Paved driveway to the front providing ample parking, side pedestrian access to an enclosed rear garden comprising a gravelled area, paved patio area, two storage sheds.



Services

We are advised that mains services are connected. ECO 4 central heating system, owned solar panels.

Tenure

Freehold

Council Tax

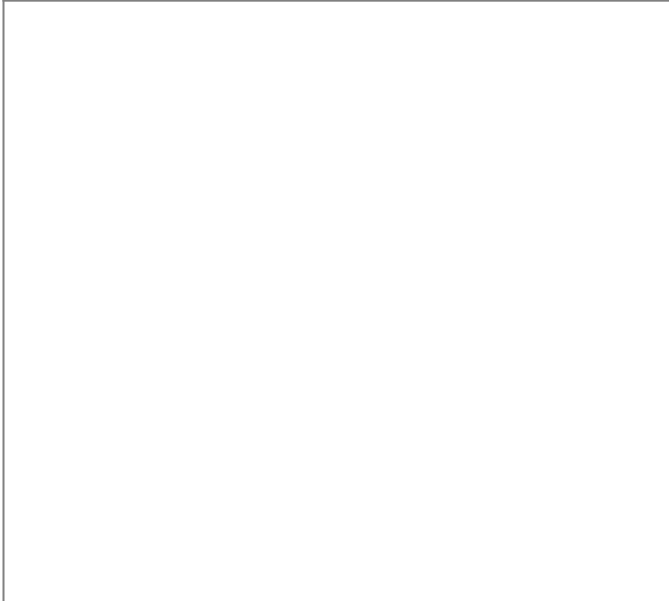
Band B

Broadband/Mobile Phone Coverage

We are advised that super-fast broadband and mobile phone coverage are available in this area.

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

38 College Street,
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Office Contact

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