



36 Arfryn, Upper Brynamman, Ammanford, SA18 1AS

Offers in the region of £140,000

- No Chain
- 3 bedrooms
- Oil central heating
- Front and rear gardens
- Semi detached house
- 2 reception rooms
- uPVC double glazing

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator, coved ceiling and uPVC double glazed window to side.

Sitting Room

10'4" x 14'3" (3.17 x 4.36)



with fireplace, 2 tall units, radiator, coved ceiling and uPVC double glazed window to front.

Kitchen

11'3" x 8'0" (3.44 x 2.45)



with range of fitted base and wall units, display cabinets, single drainer sink unit with original taps, cooker, fridge freezer, plumbing for automatic washing machine, radiator, textured and coved ceiling and

uPVC double glazed window to side and door to rear.

Lounge

10'11" x 12'4" (3.33 x 3.76)



with fireplace, radiator, coved ceiling and uPVC double glazed French doors to rear.

First Floor

Landing

with hatch to roof space, coved ceiling and uPVC double glazed window to side.

Bedroom 1

11'0" x 12'11" (3.37 x 3.95)



with built in cupboard, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2

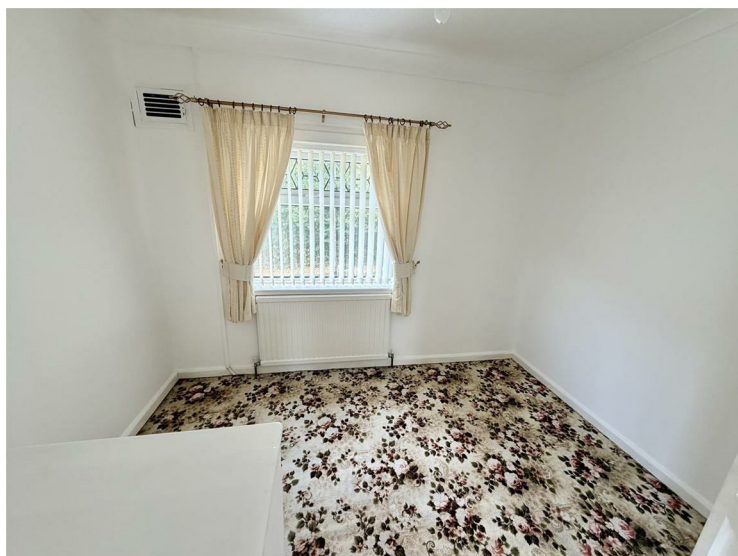
10'4" x 13'0" (3.17 x 3.97)



with radiator, coved ceiling and uPVC double glazed window to front.

Bedroom 3

7'4" x 9'5" (2.26 x 2.89)



with radiator, textured and coved ceiling and uPVC double glazed window to front.

Bathroom

5'10" x 7'4" (1.79 x 2.25)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, waterproof wallboards, radiator, textured ceiling and uPVC double glazed window to side and rear.

Outside



with gravelled garden to front, side access to rear garden with store shed, patio area, lawned gardens, further gravelled areas and outside tap.

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

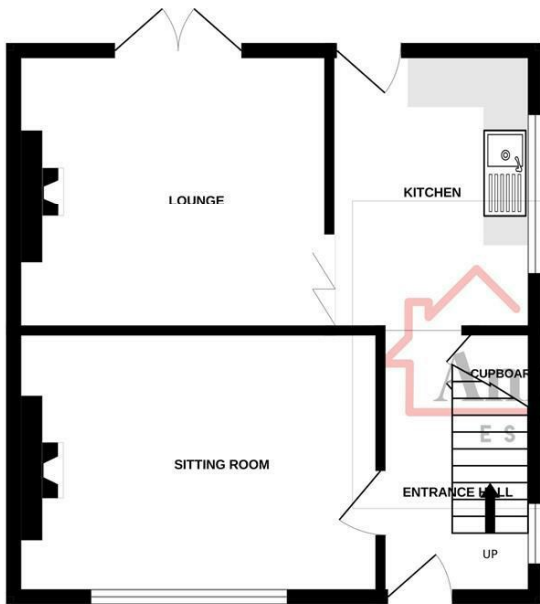
Rights and Easements:

Restrictions:

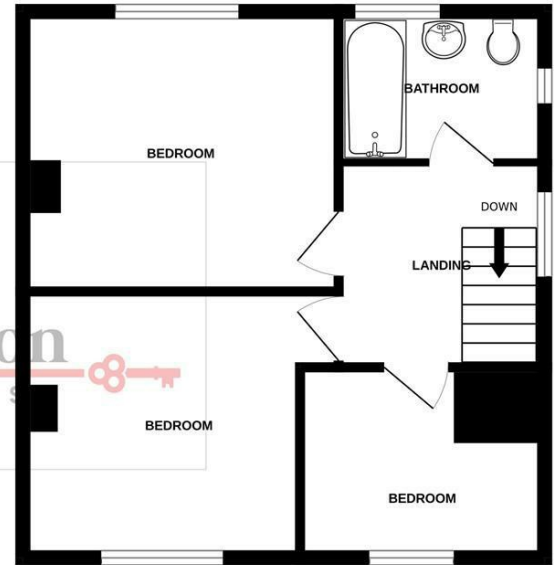
Directions

Leave Ammanford on High Street and at the junction turn left onto Ponatamman Road. Travel for approximately 5 miles to Gwaun Cae Gurwen and just before the level crossing turn left to Brynamman. Follow the road to the mini roundabout at the top of the village then turn left onto Mountain Road. Proceed up the hill then turn left into Arfryn and follow the road round the outside of the estate and the property will be found on the right hand side, identified by our For Sale board.

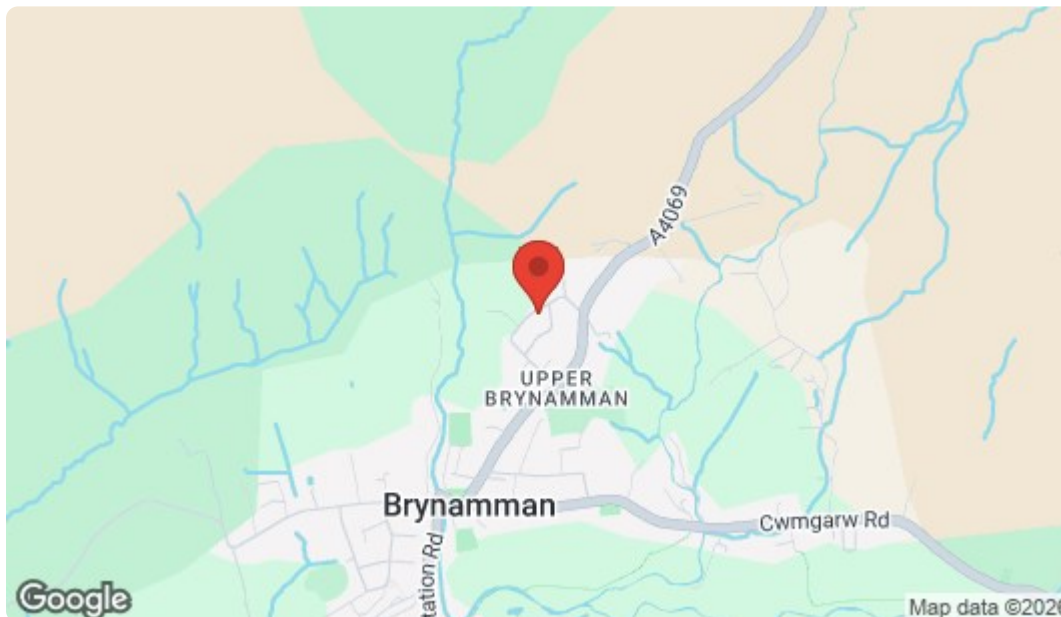
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.