



## 10 Quarry Road, Upper Brynamman, Ammanford, SA18 1AB

**Offers over £225,000**

Nestled in Upper Brynamman, this charming end-terraced cottage offers a delightful blend of comfort and character. With three inviting reception rooms, this property provides ample space for both relaxation and entertaining. The cosy atmosphere is perfect for those seeking a peaceful retreat from the hustle and bustle of everyday life.

The cottage features three well-proportioned bedrooms, making it an ideal home for families or those looking to downsize. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming environment throughout.

Surrounded by natural beauty, this property is perfect for those who appreciate a quiet lifestyle while still being within reach of local amenities. Whether you are enjoying a quiet evening in one of the reception rooms or exploring the picturesque surroundings, this cottage is sure to impress.

In summary, this delightful end-terraced cottage on Quarry Road is a wonderful opportunity for anyone looking to embrace a cosy and serene lifestyle in Upper Brynamman. With its charming features and peaceful location, it is a property not to be missed.

## Ground Floor

Composite entrance door to

## Entrance Hall



with stairs to first floor and Terrazzo tiled floor

## Dining Room

15'1" x 8'0" (4.60 x 2.46)



with feature fireplace, under stairs cupboard, parquet floor, radiator and Sash window to front.

## Lounge

10'3" x 13'1" (3.13 x 4.01)



with parquet floor, radiator and double glazed wooden window to rear and uPVC double glazed window to side.

## Sitting Room

14'10" x 9'6" (4.54 x 2.91)



with log burner in feature surround, parquet floor, radiator and Sash window to front.

## Kitchen

15'9" x 8'5" (4.81 x 2.57)



with range of fitted base and wall units, display cabinets, Butlers sink unit with monobloc tap, 5 ring Cuisine Master cooker, plumbing for automatic washing machine, plumbing for automatic dishwasher, free standing oil boiler

providing domestic hot water and central heating, breakfast bar, part tiled walls, radiator, hatch to roof space and uPVC double glazed window to front and side and Composite stable door to side.

### First Floor

#### Landing

with built in cupboards and wood floor.

#### Bedroom 1

14'10" x 9'5" (4.53 x 2.88)



with dressing area, radiator, beamed ceiling, wood floor, 2 wall lights, Sash window to front, window to rear and 2 Velux windows.

#### Bedroom 2

15'0" x 8'0" (4.58 x 2.46)



with feature fireplace, 2 wall lights, radiator, beamed ceiling and Sash window to front.

#### Bedroom 3

11'3" x 7'11" (3.45 x 2.43)



with radiator, wood floor and double glazed window to rear.

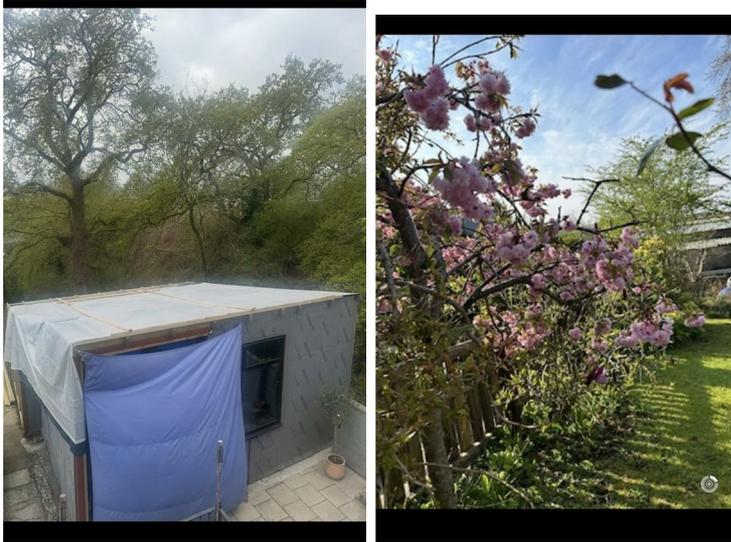
#### Bathroom

8'2" inc to 10'1" x 5'10" red to 2'8" (2.49 inc to 3.08 x 1.80 red to 0.83)



with low level flush WC, vanity wash hand basin, tiled bath with dual head mains shower over and glass screen, part tiled walls, extractor fan, heated towel rail and uPVC double glazed window to side.

## Outside



## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left towards Brynamman. Travel through the village and as you climb the hill follow the road round to the right and take the left before the roundabout, proceed up the hill on Quarry Road and the property can be found on the right hand side, identified by our For Sale board.

with pedestrian right of way access to the property, enclosed garden with lawned garden, various fruit trees, mature shrubs and trees, outbuilding (perfect for workshop/studio/office subject to building regs), wooden store shed, outside WC with toilet and WC, steps up to front door with paved patio either side with electric awning to one side.

## Material Information

### UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements:

Restrictions:

## Council Tax

Band A

## NOTE

All internal photographs are taken with a wide angle lens.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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