



Barry Road, Lower Brynamman, Ammanford, SA18 1TY

Offers In Region Of £129,950



Calow Evans
Estate Agents

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No Upper Chain.

Situated on a popular side road location in the village of Lower Brynamman with no upper chain this property has so much to offer. The accommodation comprises three bedrooms, two reception rooms, ground floor bathroom room and benefits from double glazing, gas fired central heating, a good sized garden backing onto common land to the rear, off road parking and a single garage.

The village of Brynamman is situated on the edge of The Brecon Beacons National Park which is popular for ramblers, cyclists, horse riders etc. The village itself offers good leisure amenities with riverside walks and cycle paths also a public cinema located in Upper Brynamman. The main shopping facilities are located at Ammanford town centre. Internal viewing is recommended to fully appreciate the accommodation this property has to offer.





Entrance Hallway:

Stairs to first floor, laminate flooring, single panel radiator.

Sitting Room:

3.33m x 3.07m (10'11" x 10'1")

Double glazed window to front, laminate flooring, double panel radiator.

Living Room:

4.14m x 3.4m (13'7" x 11'2")

Feature alcoves with light connections and shelving, feature fireplace with wooden surround and coal effect electric fire, single panel radiator.





Kitchen:

2.97m x 2.64m (9'9" x 8'8")

Double glazed window and double glazed glass panel door to rear, fitted with a range of wall and base units, single bowl sink unit and draining board, part tiled walls, tiled floor, cooker space with extractor fan over, two glass rooflights, plumbing for washing machine, double panel radiator.

Bathroom:

3.05m x 1.98m (10'0"/6'6" x 6'6")

Double glazed window to rear, suite comprises panelled bath, WC, pedestal wash hand basin, shower enclosure, double panel radiator.

First Floor Landing:

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Bedroom One:

4.14m x 2.67m (13'7" x 7'7"/8'9")

Double glazed window to front, single panel radiator.

Bedroom Two:

3.05m x 2.95m (10'0" x 7'3"/9'8")

Double glazed window to rear, cupboard housing the gas boiler providing domestic hot water and central heating, single panel radiator.

Bedroom Three:

3.17m x 2.11m (10'5" x 6'11")

Double glazed window to front, laminate flooring, single panel radiator.



Externally:

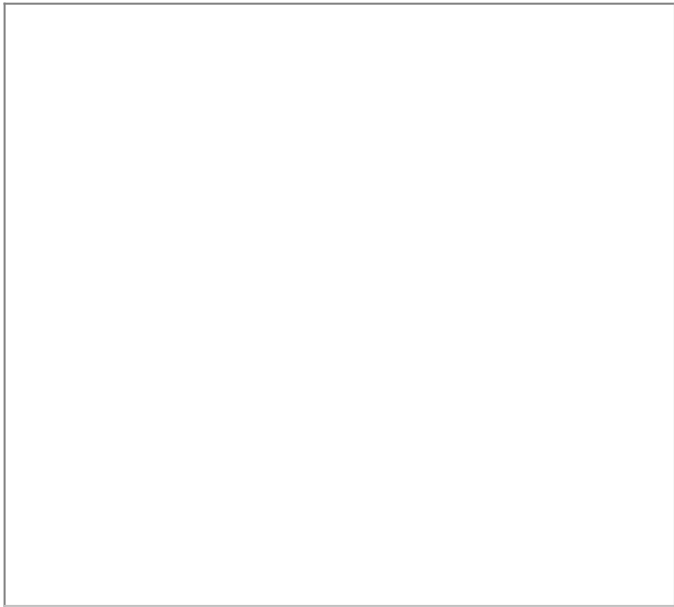
A good sized rear garden which back onto common land, rear vehicle access leading to a single garage and off road parking. Please note the property benefits from pedestrian access to the rear of the neighbouring properties and we believe the neighbour enjoys the same rights (this is to be confirmed).

Services:

We are advised all mains services are connected.

Tenure:

Freehold.



Council Tax:

B.

Broadband/Mobile Phone Coverage:

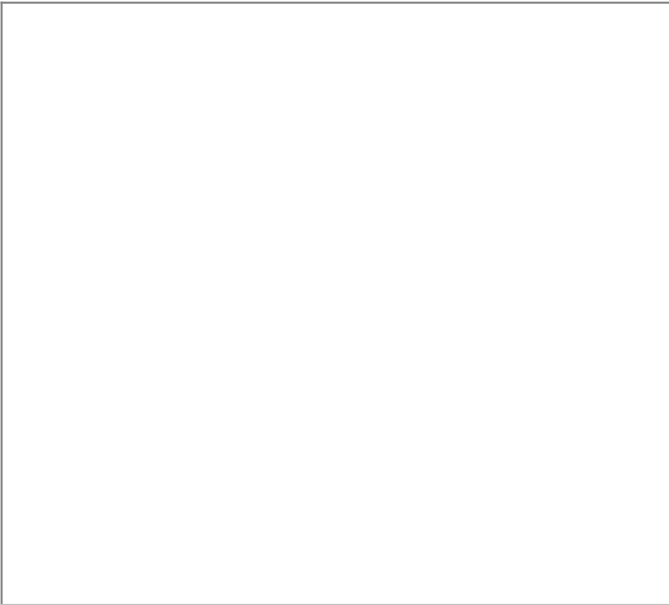
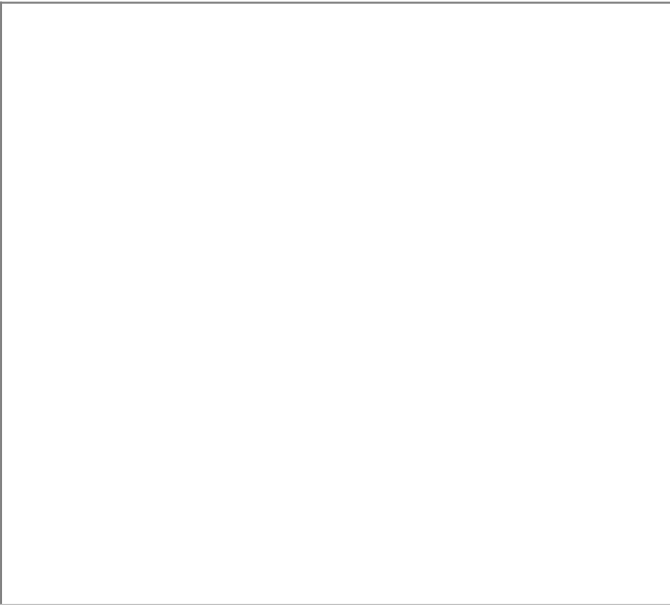
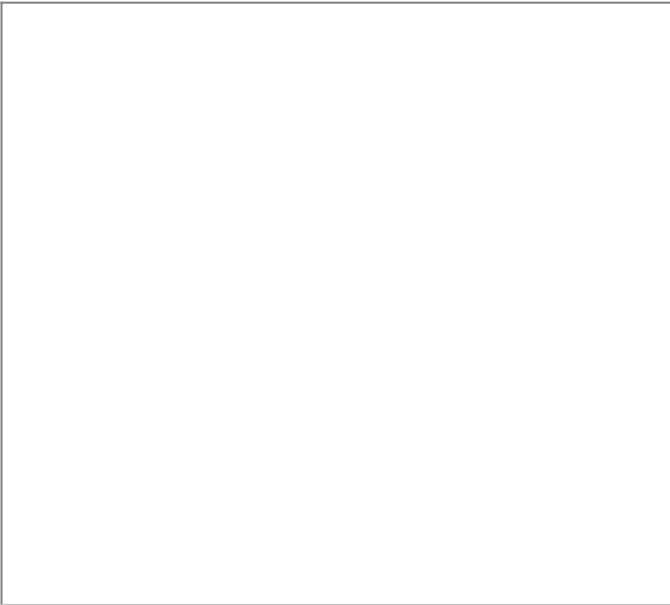
There is superfast broadband and mobile phone coverage in the area.

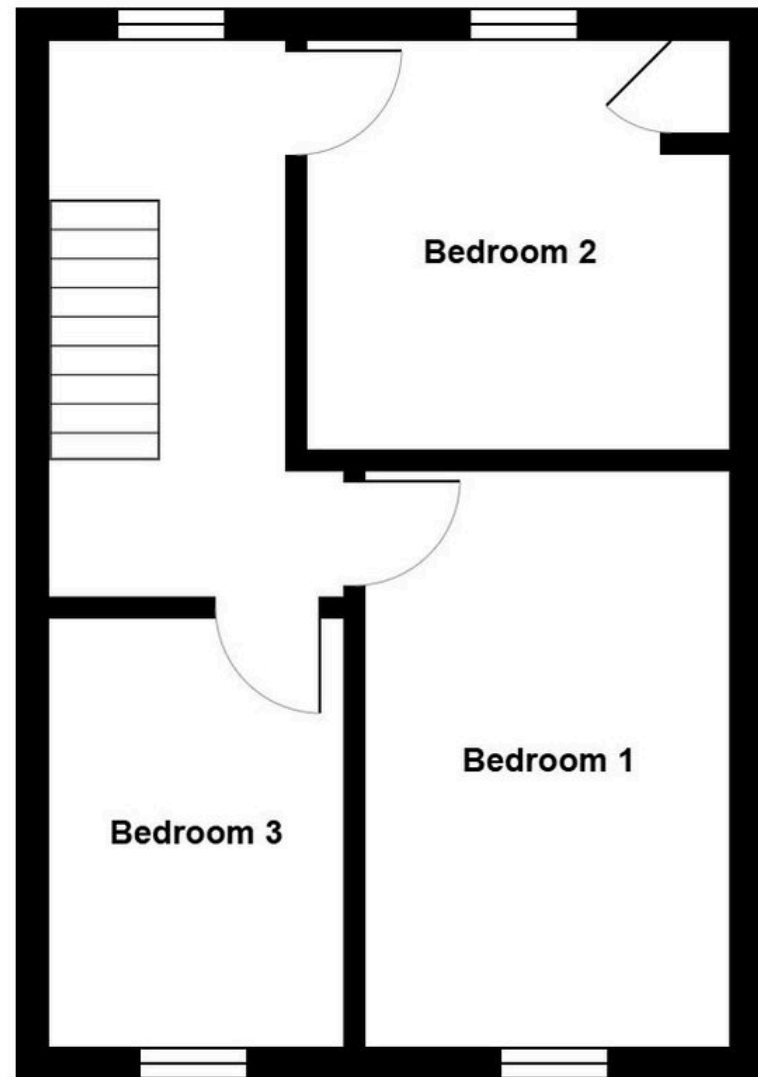
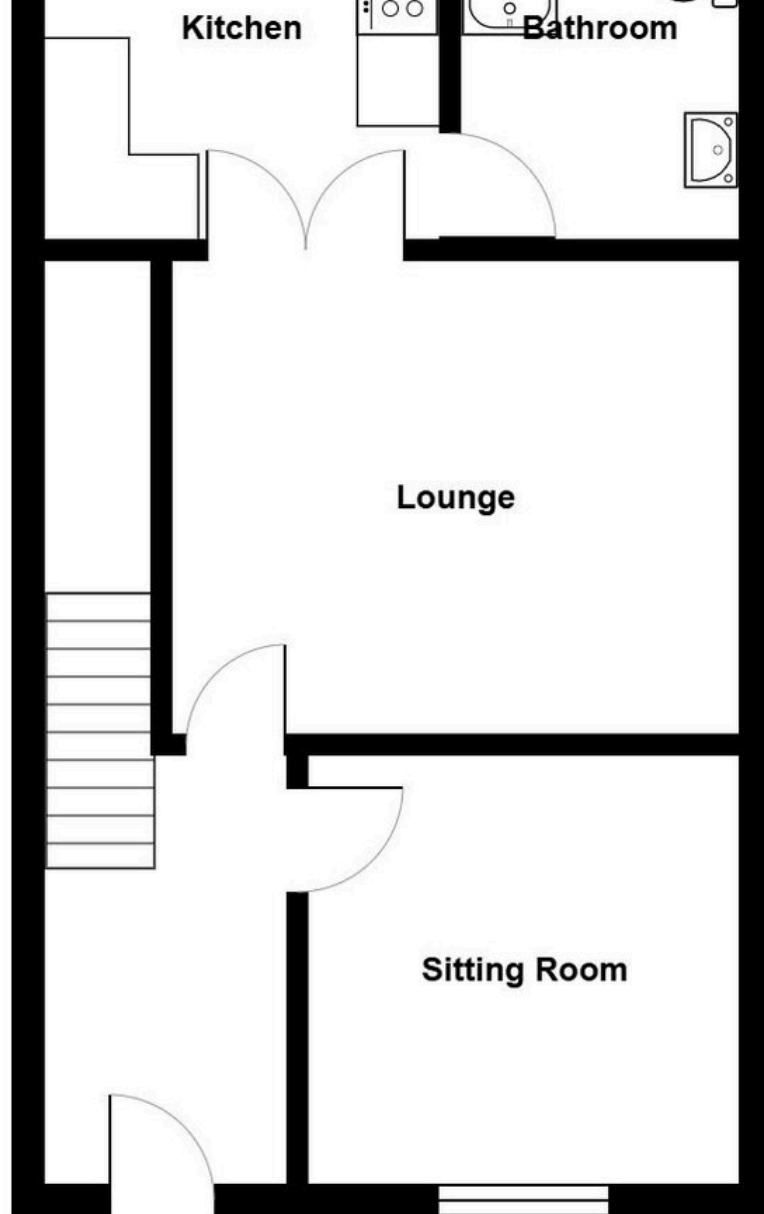
Directions:

From our Ammanford office proceed to the traffic lights bearing left onto High Street. Proceed out of the town and on reaching the next junction in Pontamman turn left. Proceed through the villages of Glanamman and Garnant. On reaching the railway crossing in Gwaun Cae Gurwen turn left just before signposted Brynamman. As you proceed onto Brynamman Road take the first right turning onto Barry Road, continue around the left hand

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

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Ammanford, SA18 3AF

Office Contact

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