



Park Lane, Lower Brynamman, Ammanford, SA18 1TE

Offers In Region Of £229,950



Calow Evans
Estate Agents

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Set along a peaceful single-lane road, this well presented property enjoys a lovely setting with dual driveways providing off road parking. The attractive garden offers wonderful views and a pleasant outdoor space to relax and enjoy the surroundings. The property benefits from a ground floor shower room and a first floor family bathroom providing practical accommodation for modern family living. A particular highlight is the front to rear walk-in lean-to offering an incredible amount of versatile space with excellent potential for a variety of uses. Well maintained and presented throughout this is a property that combines space and is located in a wonderful position.

The village of Lower Brynamman is situated on the edge of The Brecon Beacons National Park which is popular with ramblers, cyclists, horse riders and car enthusiasts also a variety of attractions, stunning landscapes, walks, castles, natural caves, waterfalls and more.





Entrance Vestibule:

Laminate flooring, door to hallway.

Entrance Hallway:

Laminate flooring, stairs to first floor, double panel radiator.

Lounge:

4.19m x 3.43m (13'9" x 11'3")

Two double glazed windows to side, feature fireplace with multi fuel fire on slate hearth, serving hatch, double panel radiator, opening to...





Dining Room:

3.84m x 3.12m (12'7" x 10'3")

Double glazed window to front, original coving to ceiling, single panel radiator.

Kitchen/Breakfast Room:

5.38m x 3.86m (17'8" x 12'8")

Two double glazed windows to rear, double glazed window and double glazed glass panel door to utility room, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, breakfast bar, plumbing for dishwasher, integrated pull out kitchen waste and recycling bins, induction hob and electric oven, part tiled walls, porcelain tiled floor, understairs storage cupboard, double panel radiator.

Shower Room:

2.03m x 1.78m (6'8" x 5'10")

Two double glazed windows to rear wash



Utility Room:

3.48m x 1.75m (11'5" x 5'9")

Front to rear walk through lean-to, double glazed glass panel door to front, plumbing for washing machine, porcelain tiled floor, single panel radiator.

Lean-to:

2.67m x 1.5m (8'9" x 4'11")

Double glazed glass panel door to rear.

First Floor Landing:

0m x 0m (0'0" x 0'0")

Double glazed window to side, entrance to loft with drop down ladder.



Bedroom One:

3.78m x 2.9m (12'5" x 9'6")

Double glazed window to front, single panel radiator.

Bedroom Two:

3.43m x 2.77m (11'3" x 9'1")

Double glazed window to rear, single panel radiator.

Bedroom Three:

2.84m x 2.16m (9'4" x 7'1")

Double glazed window to front, single panel radiator.



Bathroom:

3.53m x 3.02m (11'7"/9'7" x 9'11")

Double glazed windows to side and rear, suite comprises panelled bath with dual shower heads over, shower screen and respatex splashback, WC, wash hand basin in vanity unit, built in cupboard, part tiled walls, double panel radiator.

Externally:

A small frontage and dual driveways providing off road parking, side gated entrance. A wonderfully private and relaxing thoughtfully designed rear garden with a variety of seating areas, creating the perfect space for enjoying the outdoors throughout the day. Mature planting and established greenery provides a peaceful setting and secluded feel, while the different seating areas offer plenty of choice for entertaining or simply sitting back and enjoying the tranquillity of this lovely garden

**Tenure:**

Freehold.

Council Tax:

C.

Broadband/Mobile Phone Coverage:

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

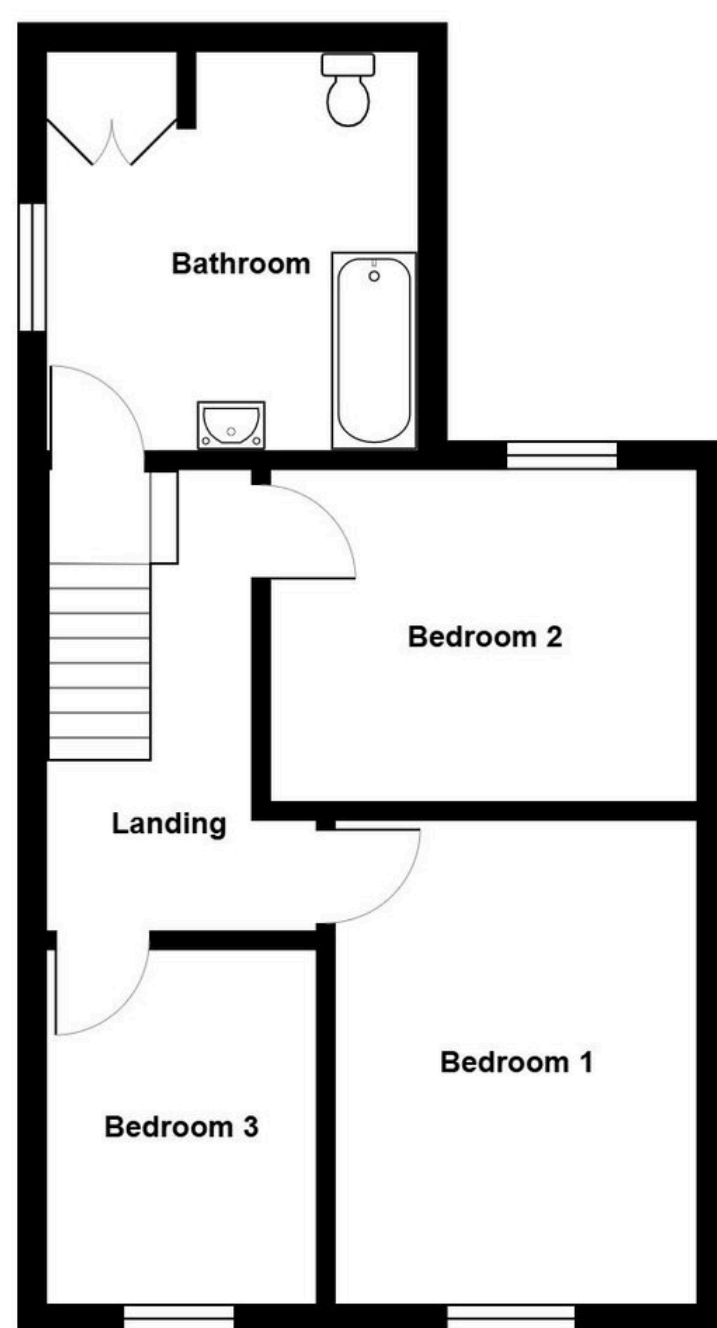
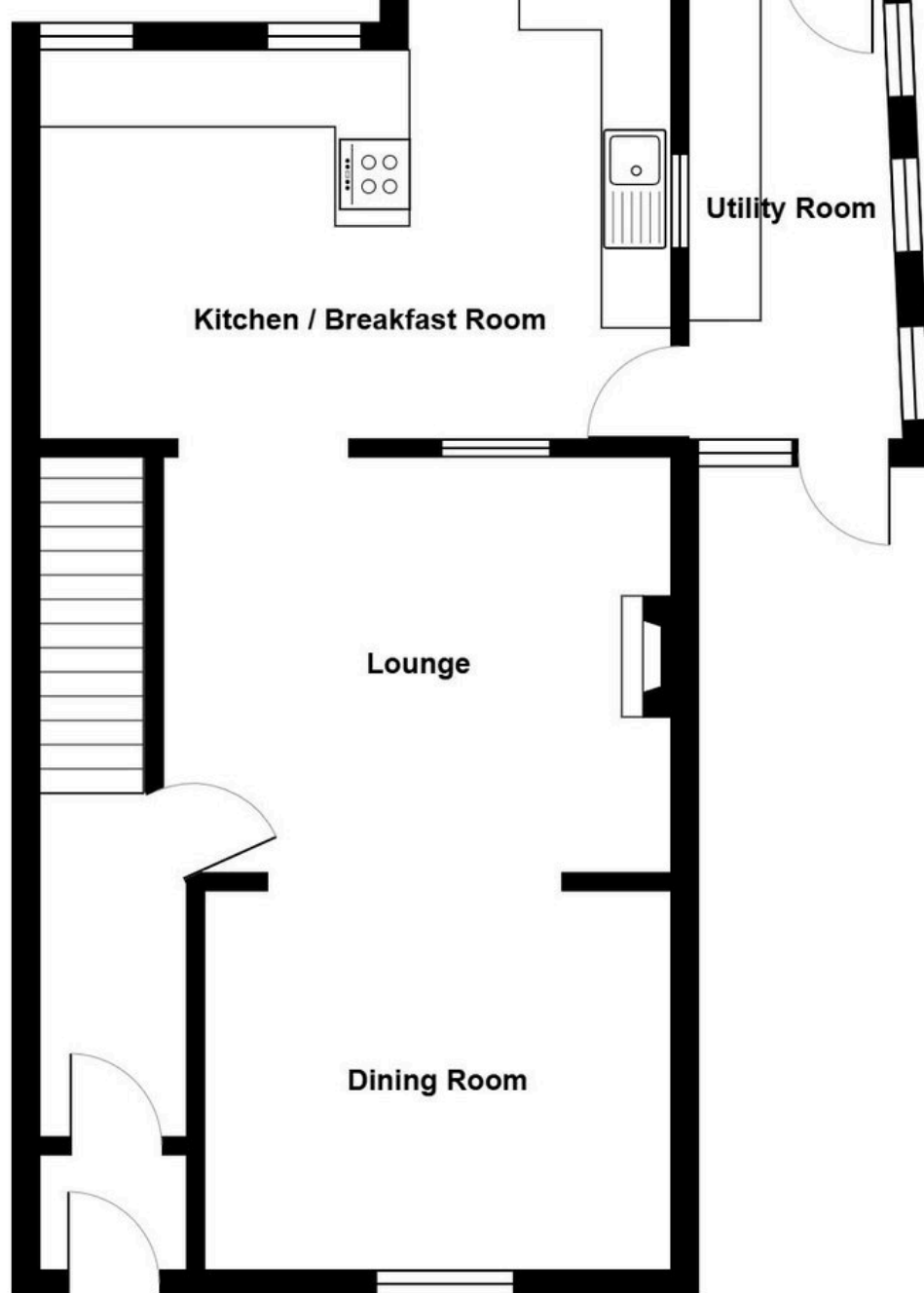
**Directions:**

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. On reaching the junction in Pontamman turn left. Proceed through the villages of Glanamman, Garnant and proceed onto Gwaun Cae Gurwen. Take the left turning before the railway crossing signposted Brynamman and continue on this road passing the common. Continue onto Park Street taking the first entrance onto Park Lane on the right hand side before the petrol garage where the property will be located on the left hand side.

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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Office Contact

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