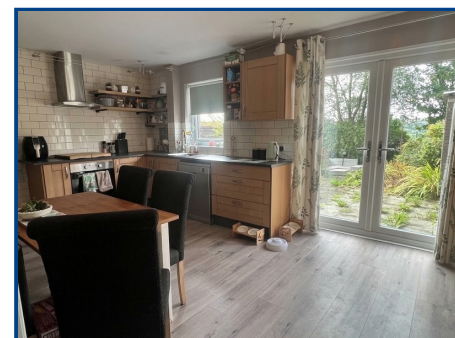
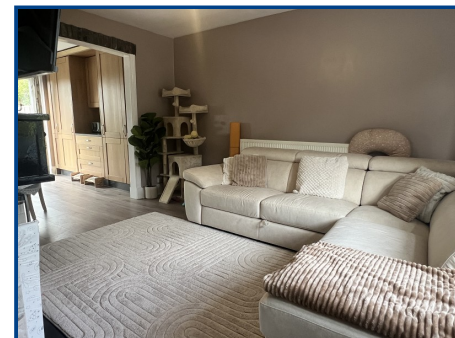
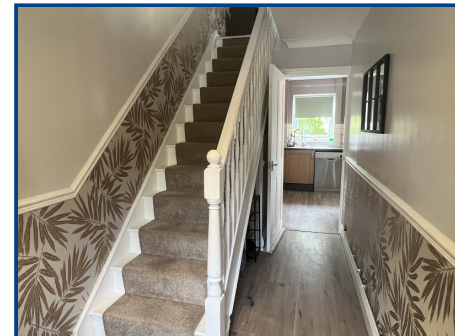




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**120 Llandeilo Road
Upper Brynamman
Ammanford
Carmarthenshire
SA18 1BL**

Price **£199,950**



- Three bedroom semi detached house
- Lounge
- Kitchen/ dining room
- Bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Driveway for parking
- Garage

General Description

We have pleasure in offering for sale this three bedroom semi detached house located at the foot of the Brecon Beacons National Park in the village of Brynamman close to local amenities including, shops, primary school, cinema, and approximately 7 miles from Ammanford town centre and further amenities.

EPC Rating: C75

Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Llandeilo Road, Upper Brynamman, Ammanford, Carmarthenshire.

Property Description

We have pleasure in offering for sale this three bedroom semi detached house located at the foot of the Brecon Beacons National Park in the village of Brynamman close to local amenities including, shops, primary school, cinema, and approximately 7 miles from Ammanford town centre and further amenities including shops, primary schools, secondary school, leisure centre, places of worship, bus station, train station and approximately 7 miles from junction 49 of the M4.

The accommodation briefly comprises hallway, lounge, kitchen/ dining room, utility room, landing, bathroom and three bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating, rear garden, garage and a driveway for off road parking.

Upvc glazed door to

Hallway

Textured and coved ceiling, laminate flooring, stairs to first floor.

Lounge (13' 3" x 11' 4") or (4.04m x 3.45m)

Upvc glazed bay window to front, radiator, laminate flooring, fireplace with multi fuel burner.

Kitchen/ dining room (17' 5" x 9' 9") or (5.30m x 2.96m)

Upvc glazed window to rear, Upvc glazed patio doors to rear, radiator, laminate flooring, part tiled walls, fitted wall and base units, work surface, stainless steel sink unit, plumbing for dishwasher, integrated fridge freezer, oven, electric hob with extractor fan above, integrated microwave.

Landing

Textured and coved ceiling, laminate flooring, built in storage, airing cupboard housing Worcester gas fired boiler controlling domestic hot water and central heating, hatch to roof space.

Bathroom (8' 10" Max x 5' 9" Max) or (2.68m Max x 1.75m Max)

Two Upvc glazed windows to rear, towel radiator, four down lights, close coupled WC, wash hand basin, bath with shower attachment, shower cubicle.

Bedroom 2 (9' 10" x 8' 9") or (2.99m x 2.67m)

Upvc glazed window to rear, radiator, textured ceiling.

Llandeilo Road, Upper Brynamman, Ammanford, Carmarthenshire.

Bedroom 1 (11' 6" x 11' 3") or (3.51m x 3.43m)

Upvc glazed window to front, radiator, textured and coved ceiling.

Bedroom 3 (8' 10" x 6' 9") or (2.68m x 2.06m)

Upvc glazed window to front, radiator, textured ceiling, fitted wardrobes.

Garage/ Utility (19' 7" x 9' 11") or (5.96m x 3.03m)

Wooden doors to front, wooden window and door to rear, fitted wall and base units, work surface, stainless steel sink unit with mixer tap, plumbing for automatic washing machine.

Attic (11' 1" x 9' 10") or (3.38m x 2.99m)

(Above garage) Skylight window, eaves storage space.

Outside

Driveway to front for off road parking, made up of brick paved and gravelled areas. Patio area to rear which steps down to a lawned area. Further steps lead down to another lawned area with far reaching views.

Broadband and Mobile phone

There is Ultrafast Broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Council Tax

C

Directions

Leave Ammanford on High Street and continue to the T junction turning left towards the villages of Glanamman and Garnant. Proceed through these villages into Gwaun Cae Gurwen and take the left turning towards Brynamman just before the level crossing. Continue through the village of Brynamman and take the left turning into Llandeilo Road, continue along Llandeilo Road and the property can be found on the left hand side.

