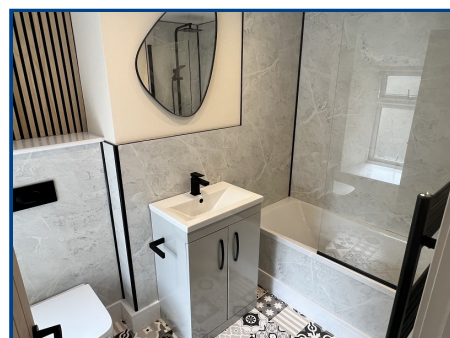
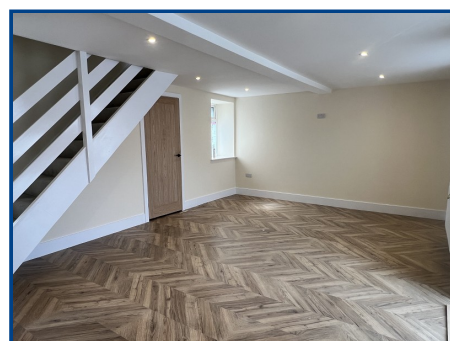


**50 Park Street
Lower Brynamman
Ammanford
Carmarthenshire.
SA18 1TG**

Price £145,000



- Three bedroom end of terrace house
- Lounge, kitchen, bathroom
- Upvc glazing
- Gas fired central heating
- Rear garden
- Recently renovated



General Description

We have the pleasure in offering for sale this three bedroom end of terrace property located in the village of Brynamman close to local amenities including, shop, cinema & restaurant and then approximately 7 miles from the town of Ammanford and further amenities including, places of worship, primary schools, secondary school, restaurants etc.

EPC Rating: C76

Park Street, Lower Brynamman, Ammanford, Carmarthenshire.

Property Description

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The accommodation briefly comprises lounge, kitchen, landing, bathroom and three bedrooms.

The property has the benefit of Upvc glazing, gas fired central heating and rear garden. The property has been recently renovated.

Upvc glazed door to

Lounge (19' 8" x 13' 3") or (6.00m x 4.04m)

Upvc glazed windows to front and rear, 2 radiators, 8 down lights, stairs to first floor.

Kitchen (10' 5" x 7' 1") or (3.18m x 2.17m)

Upvc glazed door to side, upvc glazed window to side, radiator, fitted wall and base units, tiled splash back, stainless steel sink unit, oven, electric hob with extractor fan above, integrated fridge freezer.

Landing

Bedroom 2 (10' 10" x 7' 6") or (3.31m x 2.29m)

Upvc glazed window to rear, radiator.

Bathroom (7' 7" x 4' 11") or (2.31m x 1.50m)

Upvc glazed window to rear, towel radiator, 4 down lights, close coupled Wc, wash hand basin, bath with shower over, extractor fan.

Bedroom 3 (8' 7" x 4' 11") or (2.62m x 1.50m)

Upvc glazed window to front, radiator.

Bedroom 1 (10' 9" x 9' 11") or (3.27m x 3.01m)

2 upvc glazed windows to front, radiator, storage cupboard housing Worcester gas fired boiler controlling domestic hot water and central heating.

Outside

Concrete area to front.

Right of access over the side pedestrian path leading to the rear.

Steps leading to a rear garden.

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

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on High Street and continue to the T junction turning left. Continue through the villages of Glanamman Garnant and Gwaun Cae Gurwen turning left before the Railway crossing heading towards Brynamman. Continue through lower Brynamman where the property can be found on the right hand side.



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.