



Brynamman Road, Lower Brynamman, Ammanford, SA18

Offers In Region Of £165,000

Brynamman Road, Lower Brynamman, Ammanford, SA18

A semi detached property situated on the edge of The Brecon Beacons National Park in the village of Lower Brynamman. The property offers generous accommodation with two/three bedroom accommodation, the third bedroom located on the ground floor but will also lend itself to a study/office or playroom. There is mains gas fired central heating and solar panels to the property. Externally there is off road parking and a good sized rear garden with views ideal for garden enthusiasts ,young children and pets.

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. The main shopping and leisure facilities are located at Ammanford town centre.





Entrance Hallway:

Laminate flooring, understairs storage cupboard, stairs to first floor, door to bedroom three, double panel radiator.

Lounge:

4.44m x 2.69m (14'7" x 8'10")

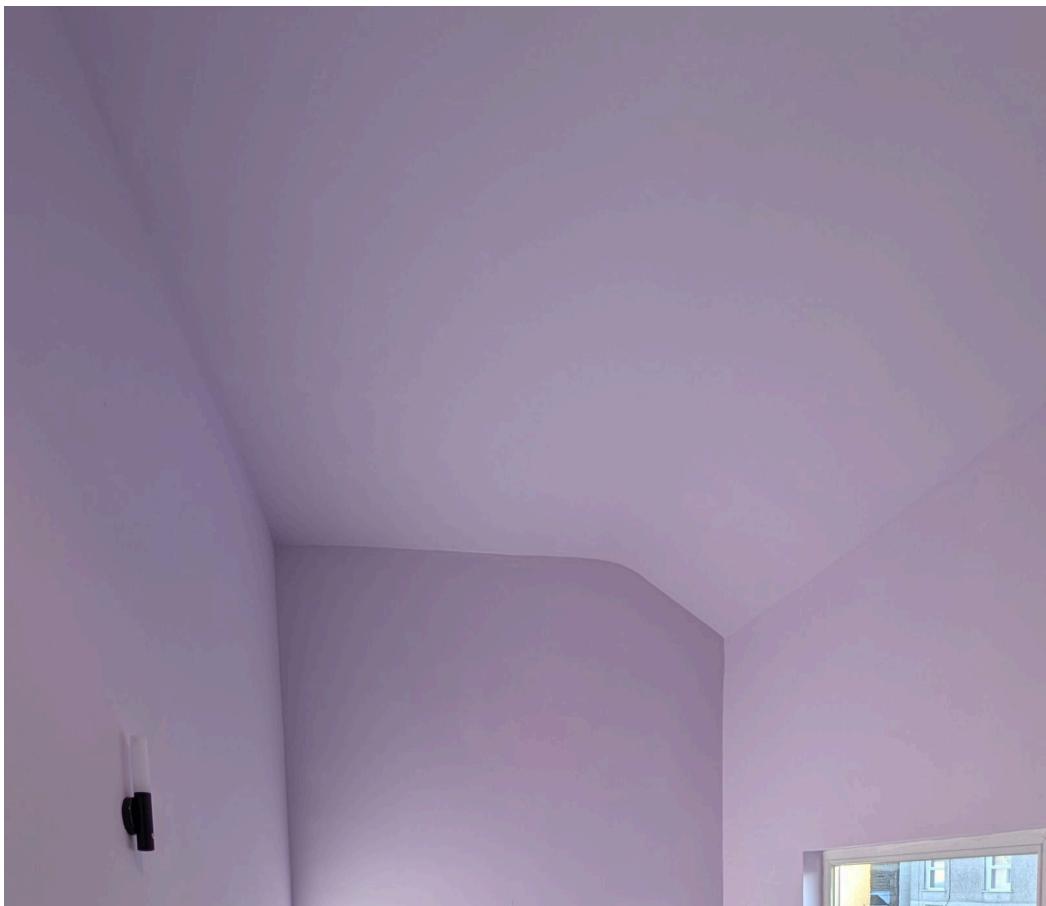
Double glazed window to front, downlighters, double panel radiator.

Kitchen/Dining Room:

4.57m x 2.97m (15'0" x 9'9")

Double glazed windows to side and rear, laminate flooring, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, plumbing for dishwasher, space for range cooker (or for sale by separate negotiation) with stainless steel splashback and extractor fan over, wall mounted gas boiler providing domestic hot water and central heating.





Rear Hall:

Double glazed glass panel door to side, double glazed windows to side and rear, tiled floor, single panel radiator.

Bathroom:

2.16m x 1.73m (7'1" x 5'8")

Double glazed obscure window to rear, suit comprises panelled bath with shower over, WC, wall mounted wash hand basin, part tiled walls, single panel radiator.

Conservatory:

2.29m x 1.75m (7'6" x 5'9")

Double glazed patio door to rear, double glazed window to side, worktop, plumbing for washing machine, space for tumble dryer.

Bedroom Three/Study:

3.33m x 2.69m (10'11" angled wall x 8'10")

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

First Floor Landing:

Double glazed window to front.

Bedroom One:

4.78m x 3.02m (15'8" x 9'11" to alcove)

Double glazed window to front, double panel radiator.

Bedroom Two:

3.48m x 2.92m (11'5" angled wall x 9'7")

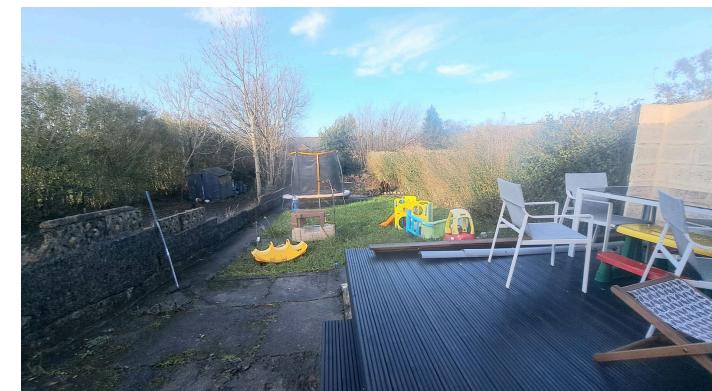
Double glazed window to rear, double panel radiator.

Externally:

A hardstanding to front providing off road parking, side pedestrian access to a good sized rear garden mainly laid to lawn, decking patio area with views, outside tap, three garden sheds.

Services:

We are advised all mains services are connected, gas fired central heating and owned solar panels.



**Tenure:**

Freehold.

Council Tax:

A.

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 and proceed onto Brynamman Road whereby 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**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128