



188 Cwmgarw Road, Upper Brynamman

£159,950



Calow Evans  
Estate Agents

01269 543128

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## 188 Cwmgarw Road, Upper Brynamman

A spacious four bedroom semi detached property boasts particularly generous ground floor accommodation including ample living and dining areas, while the upstairs offers four smaller but functional bedrooms. The property benefits from air source heat pump and solar panels helping to improve energy efficiency and reduce running costs. There is a generous sized garden ideal for garden enthusiasts, a driveway for a smaller vehicle and garage.

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





### **Kitchen/Dining Room:**

9.4m x 4.04m (30'10" x 13'3")

Approached via front door , double glazed window to front, double glazed double glazed French doors to rear, feature open fireplace with decorative wooden surround, tiled floor, downlighters, kitchen area is fitted with a range of wall and base units, 1½ bowl sink unit and draining board, understairs storage cupboard, part tiled walls, cooker space with extractor fan over, plumbing for washing machine, cylinder tank, double glazed glass panel door to side, three double panel radiators.

### **Lounge:**

5.03m x 3.2m (16'6"/16'4" x 10'6")

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

### **Bathroom:**

2.97m x 1.93m (9'9" x 6'4")

Double glazed window to side, suite comprises Victorian style roll top bath with claw feet and hand held shower unit, pedestal wash hand basin, WC, shower enclosure, part tiled walls, double panel radiator.





**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128