



**44 Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1BU**

**Offers in the region of £120,000**

A mid terrace cottage set in the village of Upper Brynamman within walking distance of the local village amenities and the Brecon Beacons National Park and approximately 6 miles from Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, downstairs bathroom and 2 bedrooms. The property benefits from solid fuel central heating, single glazing, off road parking and enclosed rear garden.

## Ground Floor

Hardwood entrance door to

### Entrance Hall

with tiled floor and textured and beamed ceiling.

### Lounge

8'3" x 10'7" (2.54 x 3.23)



with open fireplace, textured and beamed ceiling and single glazed sash window to front.

### Kitchen

10'1" x 14'2" (3.09 x 4.33)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, electric cooker point, plumbing for automatic dishwasher, open fireplace, stairs to first floor, part tiled walls, textured and beamed ceiling and single glazed sash window to rear.

## Downstairs Bathroom

13'1" x 6'5" (4 x 1.96)



with low level flush WC, pedestal wash hand basin, panelled bath, shower enclosure with electric shower, plumbing for automatic washing machine, part tiled walls and single glazed sash window to rear and side and Hardwood door to side.

## First Floor

### Landing

### Bedroom 1

9'6" x 14'7" (2.91 x 4.47)



with open fireplace, exposed floorboards, textured ceiling and single glazed sash window to front.

## Bedroom 2

8'5" x 11'8" (2.59 x 3.56)



with built in cupboard, exposed floorboards, textured ceiling and single glazed sash window to rear.

## Outside



with off road parking for one to car to front, enclosed rear garden with concrete area, steps up to garden with mature shrubs and trees.

## Material Information

### UTILITIES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Solid Fuel

Broad Band Speed: Download 1800 mbps

Upload 220 mbps

Mobile coverage: Vodafone: 79% EE: 78%

3: 66% o2: 62%

### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk

Rights and Easements:

Restrictions: 44 has pedestrian right of way over neighbouring properties (42 & 44)

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles into Gwaun Cae Gurwen then turn left sign posted for Brynamman. Continue for approximately 2 miles to the mini roundabout at the top of Brynamman, turn right and the property can be found on the left hand side



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.