



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

**43 Station Road  
Upper Brynamman  
Ammanford  
Carmarthenshire  
SA18 1SH**

**Price £140,000**



- Three bedroom detached house
- Lounge
- Kitchen/ dining room, utility room
- Bathroom
- Upvc glazing
- Oil fired central heating
- Rear garden

**General Description**

We have the pleasure in offering for sale this three bedroom detached 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.

**EPC Rating: E49**

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

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**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](mailto:surveys@ctf-uk.com).

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## Station Road, Upper Brynamman, Ammanford, Carmarthenshire.

### Property Description

We have the pleasure in offering for sale this three bedroom detached 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.

The accommodation briefly comprises hallway, lounge, kitchen/ dining room, utility room, bathroom, landing, three bedrooms and a stairway to the attic.

The property has the benefit of Upvc glazing, oil fired central heating and a rear garden.

### Upvc glazed door to

### Hallway

Radiator, textured ceiling, hard wired smoke alarm, laminate flooring, stairs to first floor, dado rail.

### Living Room (16' 3" x 11' 3") or (4.96m x 3.44m)

Upvc glazed window to front, two radiators, textured and coved ceiling, laminate flooring, dado rail.

### Kitchen/ dining room (22' 9" x 11' 0") or (6.94m x 3.36m)

Two Upvc glazed windows to side, Upvc glazed window to rear, radiator, textured and coved ceiling, laminate flooring, fitted wall and base units, work surface, tiled splash back, two bowl sink unit with mixer tap, oven, electric hob, hard wired smoke alarm.

### Utility Room (9' 10" x 8' 4") or (3.00m x 2.55m)

Upvc glazed door to rear, Upvc glazed window to rear, skylight, radiator, fitted base units, tiled splash back, stainless steel sink unit, plumbing for automatic washing machine, Worcester oil fired boiler controlling domestic hot water and central heating.

## Station Road, Upper Brynamman, Ammanford, Carmarthenshire.

### Bathroom (10' 4" x 8' 4") or (3.14m x 2.53m)

Upvc glazed window to rear, radiator, part tiled walls, close coupled WC, pedestal wash hand basin, bath with electric shower over, extractor fan.

### Landing

Upvc glazed window to front, textured ceiling, battery smoke alarm, stairs to attic.

### Bedroom 3 (11' 3" x 7' 8") or (3.42m x 2.34m)

Upvc glazed window to rear, radiator, textured ceiling.

### Bedroom 2 (11' 7" x 11' 1") or (3.54m x 3.37m)

Upvc glazed window to rear, radiator, textured ceiling.

### Bedroom 1 (16' 3" x 11' 3") or (4.96m x 3.44m)

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

### Outside

Footpath to side for rear access.

Footpath to rear leading to elevated concrete area housing oil tank and shed.

### Attic

Skylight.

### 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 drainage

### Tenure

Freehold

### Council Tax

B

### 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 Lower Brynamman and onto Station Road where the property can be found on the left hand side.

