



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

**87 Brynamman Road  
Lower Brynamman  
Ammanford  
Carmarthenshire  
SA18 1TT**

**Price £170,000**



- Three bedroom semi detached property
- Lounge, kitchen/diner
- Bathroom, en-suite, Wc
- Gas fired central heating
- Upvc glazing
- Off road parking
- Rear garden with views to the surrounding countryside

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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**General Description**

We have pleasure in offering for sale this three bedroom semi detached property located in the village of Brynamman close to local amenities such as, shops, school, cinema and approximately 7 miles from Ammanford town centre and further amenities including , banking, primary schools, secondary school, post office, public houses, restaurants, places of worship, bus station and railway station.

**EPC Rating: D65**

## Brynamman Road, Lower Brynamman, Ammanford, Carmarthenshire.

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The accommodation briefly comprises entrance hallway, Wc, lounge, hallway 2, kitchen/diner, landing, bathroom, bedroom 2, bedroom 1 with an en suite, landing 2 and bedroom 3.

The property benefits from Upvc glazing, gas fired central heating, rear garden, off road parking and views to the surrounding country side.

### Upvc glazed door to

### Entrance Hall

Laminate flooring.

### W.C.

Upvc glazed window to front, radiator, close coupled WC, wash hand basin, two down lights, extractor fan.

### Lounge (14' 9" Max x 14' 9" Max) or (4.50m Max x 4.50m Max)

Upvc glazed window to front, radiator, hard wired smoke alarm, under stair storage, TV point.

### Hallway

Upvc glazed window to rear, stairs to first floor, laminate flooring.

### Kitchen (23' 9" x 15' 2") or (7.23m x 4.63m)

Upvc glazed sliding doors to rear, upvc glazed door to side, upvc glazed window to side, radiator, laminate flooring, twenty five down lights, hard wired smoke alarm, fitted wall and base units, work surface, 1 1/2 bowl sink unit, tiled splash back, integrated washing machine, New World gas range cooker with 8 ring hob and extractor fan over, Worcester gas fired boiler controlling domestic hot water & central heating, TV point.

### Bathroom (8' 6" x 6' 6") or (2.60m x 1.97m)

Upvc glazed window to front, radiator, tiled walls, close coupled WC, pedestal wash hand basin, bath with electric shower over, four down lights, extractor fan.

## Brynamman Road, Lower Brynamman, Ammanford, Carmarthenshire.

### Bedroom 2 (11' 0" Max x 11' 9") or (3.36m Max x 3.58m)

Upvc glazed window to front, radiator.

### Bedroom 1 (14' 8" x 10' 2") or (4.46m x 3.10m)

Upvc glazed patio door to rear, radiator.

### En Suite (5' 3" x 4' 4") or (1.59m x 1.31m)

Upvc glazed window to rear, tiled walls, tiled floor, close coupled WC, wash hand basin, shower cubicle with electric shower, extractor fan.

### Landing

Upvc glazed window to front, stairs to second floor.

### Second Floor Landing

Sky light window

### Bedroom 3 (12' 2" x 12' 0") or (3.70m x 3.65m)

Skylight window, radiator.

### Outside

Parking area to front.

Side pedestrian access.

Decked area to rear with decked steps leading to lawned area and concrete footpath leading to the garden room.

### Garden room

With a work shop area and a storage area. electricity.

### 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

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 into the village of Brynamman onto to Brynamman Road where the property can be found on the left hand side.

