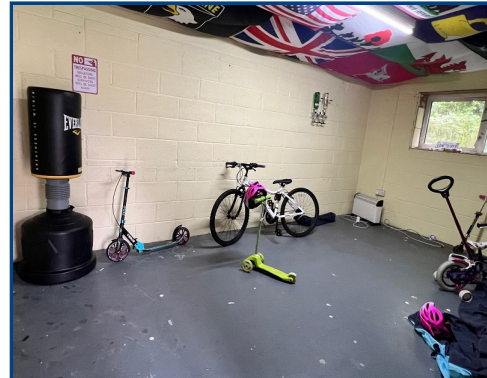
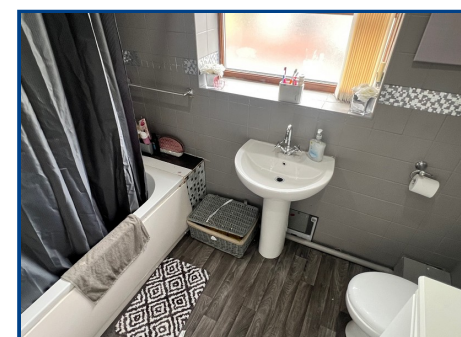
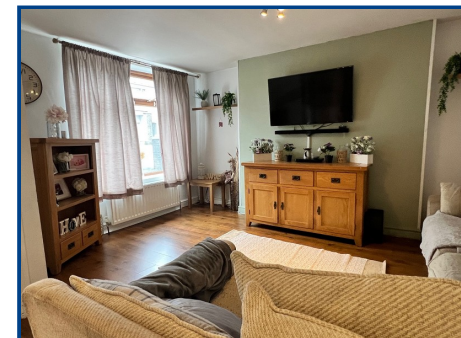




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

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

Price **£175,000**



- 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**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

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As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

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

Tel: **01269 591 884**

Email: **ammanford@ctf-uk.com**

Web: **www.ctf-uk.com**

Brynamman Road, Lower Brynamman, Ammanford, Carmarthenshire.

Property Description

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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.

