



77 Brynamman Road, Lower Brynamman, Ammanford, SA18 1TT

Offers in the region of £185,000

A semi detached house in need of some modernisation set in the village of Brynamman within one mile of shops, cinema and schools and approximately 6 miles from Ammanford town centre.

Accommodation comprises entrance hall, lounge, sitting room, kitchen, bathroom, 3 double bedrooms and shower room. The property benefits from oil central heating, uPVC double glazing, off road parking and rear garden.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, radiator and coved ceiling.

Sitting Room

13'2" red to 10'10" x 11'4" (4.03 red to 3.32 x 3.46)



with laminate floor, part tongue and groove walls, 4 radiators, coved ceiling and uPVC double glazed bay window to front.

Lounge

12'5" x 17'8" (3.81 x 5.40)



with log burner in brick surround, under stairs cupboard, 2 wall lights, laminate floor, coved ceiling and 2 uPVC double glazed windows to side.

Kitchen

15'3" x 13'3" (4.66 x 4.05)



with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mixer taps, 6 ring gas cooker with extractor over, Respatex walls, laminate floor, radiator, tongue and groove ceiling and uPVC double glazed window to rear and door to side.

Hall

6'3" x 3'2" (1.93 x 0.98)

with Respatex walls, laminate floor, shelving and radiator.

Bathroom

8'5" x 4'11" (2.57 x 1.51)



with low level flush WC, pedestal wash hand basin, bath, radiator, Respatex walls, tongue and groove ceilings, extractor fan and uPVC double glazed window to rear.

First Floor

Landing

with built in wardrobes, hatch to roof space, 2 radiators, coved ceiling and uPVC double glazed window to front.

Bedroom 1

15'3" x 12'3" red to 9'7" (4.66 x 3.74 red to 2.93)



with built in wardrobes, radiator, coved ceiling and uPVC double glazed window to rear.

Bedroom 2

12'7" x 10'7" red to 8'5" (3.84 x 3.25 red to 2.59)



with built in wardrobes, radiator, coved ceiling and uPVC double glazed window to side.

Bedroom 3

10'10" x 10'7" (3.31 x 3.23)



with radiator, coved ceiling and uPVC double glazed window to front.

Shower Room

11'9" x 4'11" (3.6 x 1.50)



with low level flush WC, pedestal wash hand basin, built in cupboard, shower enclosure with mains shower, Respatex walls, extractor fan, radiator, tongue and groove ceilings and uPVC double glazed window to rear.

Outside



with off road parking to front and side, side access to rear garden with outside oil boiler providing domestic hot water and central heating, patio area, timber shed and lawned garden.

Services

Main electricity, water and drainage.

Council Tax

Band B

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left just before the level crossing for Brynamman. Travel for approximately one mile and the property can be found on the left hand side, identified by our For Sale board.



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) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

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