



House - Terraced (EPC Rating: F) Freehold

BRYNAMMAN ROAD, LOWER BRYNAMMAN, AMMANFORD, SA18 1TP

Offers In The Region Of

£172,500

3 Bedroom House - Terraced located in Ammanford

Thomas & Thomas are delighted to offer this Well Presented Home located within the semi rural village of Brynamman which hosts a community run Cinema, Pharmacy, Post Office and is in close proximity to the Black Mountains Range. The town of Ammanford and Pontardawe are just 6 miles away with shopping & leisure facilities, and good transport links to the M4 Motorway. The accommodation comprises, entrance hallway, two receptions rooms (one currently being used as 4th Bedroom), kitchen and utility room on the ground floor with 3 bedrooms and family bathroom located on the first floor. Externally there is off road parking at the front of the house with side pedestrian access leading to a rear garden with far reaching views over open countryside. The property benefits from Gas Central Heating and uPVC Double Glazing.

Council Tax Band- B. Freehold. EPC- F29 VIEWING HIGHLY RECOMMENDED

Ground Floor

With front entrance door leading into....

Entrance Hall

With radiator, tiled floor and stairs to first floor.

Reception Room 1 (Currently used as 4th Bedroom)

4.05 x 2.90 (13'3" x 9'6")

With radiator, laminate flooring and window to the front of the property.

Reception Room 2

4.10 x 3.55 (13'5" x 11'7")

With radiator, laminate flooring, feature fireplace and window to the rear of the property.

Kitchen

4.00 x 2.6 (13'1" x 8'6")

With a range of base and wall units, breakfast bar, ceramic single drainer sink unit with mixer taps, electric hob with extractor above and oven below, integrated dishwasher, integrated fridge/freezer, part tiled walls, tiled floor, spotlights, radiator and window to the rear of the property.

Utility Room

4.00 x 1.9 (13'1" x 6'2")

With a range of base and wall units, black composite sink unit with mixer taps, plumbing for automatic washing machine, part tiled walls, tiled floor, spotlights, window and door to the rear of the property.

First Floor

Landing Area

With hatch to roof space and airing cupboard housing

wall mounted gas boiler providing domestic hot water and central heating.

Bedroom 1

3.5 x 3.2 (11'5" x 10'5")

With radiator and window to the front of the property.

Bedroom 2

3.2 x 3.0 (10'5" x 9'10")

With radiator and window to the rear of the property.

Bedroom 3

2.5 x 2.1 (8'2" x 6'10")

With radiator and window to the front of the property.

Family Bathroom

2.7 x 2.7 (8'10" x 8'10")

With low level flush WC, vanity unit with wash hand basin, enclosed oval shaped panelled bath, large shower cubicle, part tiled walls, heated towel rail, extractor fan, spotlights and obscure glass window to the rear of the property.

External

Front: Offering off road parking and side pedestrian access leading to the rear of the property.

Rear: Terraced rear garden with patio area and lawn overlooking far reaching view over open countryside.

Services

Mains gas, electricity, water and drainage.

Council Tax

- Band B

TENURE

Freehold



NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

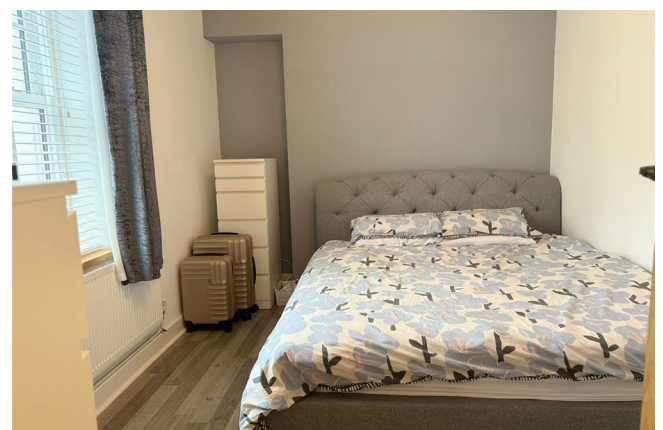
SOCIAL MEDIA

Follow us on Facebook: Thomas & Thomas Estate Agents

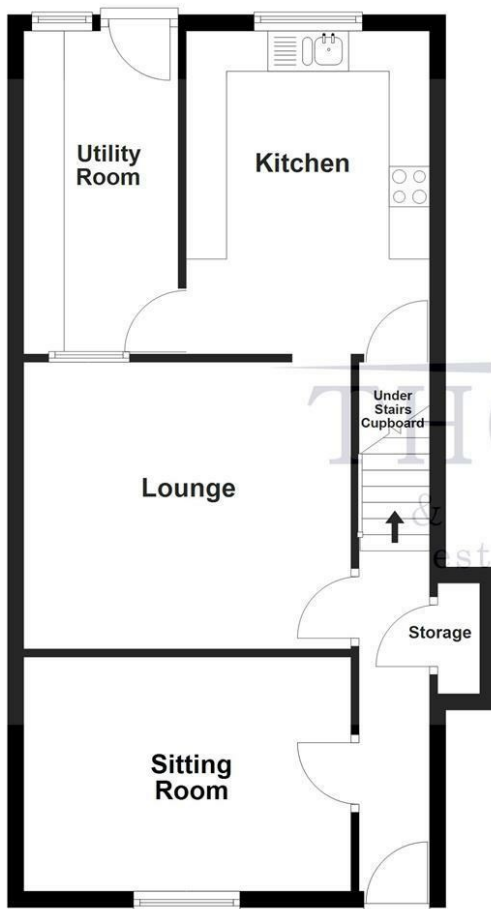
Follow us on Instagram and X: ThomasThomas_EA

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 and a half miles and the property can be found on the left hand side.



Ground Floor



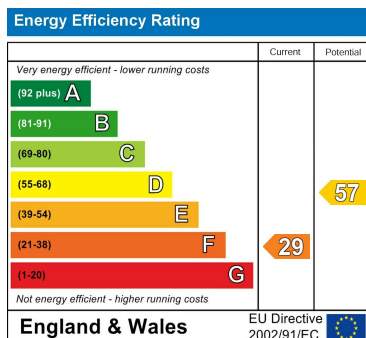
First Floor



Council Tax Band

B

Energy Performance Graph



Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

