



House - Mid Terrace (EPC Rating: D) Freehold

# BARRY ROAD, LOWER BRYNAMMAN, AMMANFORD, SA18 1TY

Reduced To

# £145,000

# 3 Bedroom House - Mid Terrace located in Ammanford

Thomas & Thomas are pleased to offer For Sale this Mid Terrace 3 Bedroom House located within the small village of Brynamman set in a quiet location with the Black Mountain range on the outskirts of the village offering leisure activities of cycling, walking and hiking The village offers some local amenities of primary school, community run cinema, chip shop and public house with further amenities for shopping and leisure approximately 6 miles away at either Ammanford Town Centre or Pontardawe. The accommodation comprises, entrance hall, sitting room, dining room, kitchen and bathroom located on the ground floor with 3 bedrooms located on the first floor. Externally there is small forecourt with a level enclosed rear garden mainly laid to lawn leading to garage with up & over door with further parking accessed via rear lane. The property benefits from gas central heating and uPVC double glazing.

Council Tax - Band B Freehold. EPC- D65. IDEAL FIRST TIME BUYERS PROPERTY

## Ground Floor

With front entrance door leading into....

### Entrance Hall

4.00 x 1.00 (13'1" x 3'3")

With radiator, textured and coved ceiling, laminate flooring and stairs to first floor.

### Sitting Room

3.0 x 3.4 (9'10" x 11'1")

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

### Lounge

4.2 x 4.0 (13'9" x 13'1")

With radiator, textured and coved ceiling, fireplace and under stairs cupboard ideal for storage.

### Kitchen

3.0 x 2.6 (9'10" x 8'6")

With a range of base and wall units, stainless steel single drainer sink unit with mixer taps, free standing electric hob and oven with extractor above, plumbing for automatic washing machine, radiator, textured and coved ceiling, fully tiled walls, tiled floor, window and door leading to the rear of the property.

### Bathroom

3.0 x 2.0 (red 1.5) (9'10" x 6'6" (red 4'11"))

With low level flush WC, pedestal wash hand basin, panelled bath, shower cubicle, radiator, fully tiled walls, tiled floor and window to the rear of the property.

## First Floor

### Landing Area

With hatch to roof space, textured and coved ceiling and window to the rear of the property.

### Bedroom 1

4.2 x 2.6 (13'9" x 8'6")

With radiator, textured and coved ceiling and window to the front of the property.

### Bedroom 2

3.2 x 2.9 (10'5" x 9'6")

With radiator, textured and coved ceiling, wall mounted gas boiler providing domestic hot water and central heating and window to the rear of the property.

### Bedroom 3

3.2 x 2.2 (10'5" x 7'2")

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

### External

Front: With front paved brick forecourt.

Rear: With enclosed level garden mainly laid to lawn, paved patio area and garage with up and over door with further parking accessed via rear lane.

### 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 e-mail on [ammanford@thomasandthomas-property.co.uk](mailto:ammanford@thomasandthomas-property.co.uk)

### **SOCIAL MEDIA**

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### **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 half a mile, turn right onto Barry Road and the property can be found on the right hand side identified by our For Sale board.



### Ground Floor



### First Floor

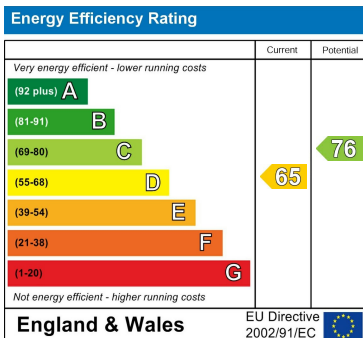


Total area: approx. 109.9 sq. metres (1182.9 sq. feet)

Council Tax Band

**B**

Energy Performance Graph



Call us on

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<https://www.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.

