



Lower Brynamman, Ammanford, SA18

Offers In Region Of £375,000



Calow Evans  
Estate Agents

01269 543128

[www.calowevans.co.uk](http://www.calowevans.co.uk)

## Lower Brynamman, Ammanford, SA18

### ENORMOUS POTENTIAL.

A traditional farmhouse offering three/four bedroom accommodation that would lend itself to an extended family. The property is set back off Glyn Road on a larger than average plot in Lower Brynamman and provides ample parking and a double garage. There is double glazing and oil fired central heating to the property with air condition unit located on the ground floor.

The village of Brynamman is situated on the edge of The Brecon Beacons National Park which is popular with ramblers, cyclists, horse riders and car enthusiasts also a variety of attractions, stunning landscapes, walks, castles, natural caves, waterfalls and more. The main shopping facilities are located at Ammanford town centre.





### Entrance Hallway:

Original style Victorian tiled floor and Herringbone style wood block flooring, ceiling rose, stairs to first floor, double panel radiator.

### Sitting Room:

4.01m x 3.45m (13'2" x 11'4" to alcove)

Double glazed window to front, feature fireplace with electric fire and surround, cornice to ceiling and ceiling rose, herringbone style wood block flooring, double panel radiator.

### Guest Bedroom:

2.31m x 2.31m (7'7" x 7'7")

Double glazed French doors to rear, double panel radiator.





## En-Suite Wet Room:

Velux style window, shower area with drainage, WC, wash hand basin, walls tiled to ceiling, downlighters, heated towel rail.

## Lounge/Dining Room:

1.75m x 1.3m (5'9" x 4'3")

Double glazed French doors and double glazed window to rear, double glazed window to front, two ceiling roses, understairs storage cupboard, tiled floor, air conditioning unit, two double panel radiators.

## Kitchen:

7.01m x 2.39m (23'0" x 7'10")

Wooden stable style door to rear, double glazed windows to front and side, tiled floor, galley kitchen fitted with a range of wall and base units, 1½ bowl sink unit and draining board, Range cooker with five LPG gas burners, double oven and grill with extractor hood over, plumbing for washing machine, space for American style



## First Floor Landing:

Double glazed window to rear, ceiling rose, entrance to loft.

## Bedroom One:

4.32m x 3.86m (14'2" x 9'8"/12'8")

Double glazed window to front, ceiling rose, laminate flooring, double panel radiator.

## En-Suite:

3.05m x 1.5m (10'0" x 4'11")

Double glazed window to front, Jacuzzi bath with shower over, WC, pedestal wash hand basin, part tiled walls, tiled floor, downlighters, heated towel rail.



## Bedroom Two:

3.71m x 2.54m (12'2"/11'10" x 8'4")

Double glazed window to rear, ceiling rose, entrance to loft with drop down ladder, double panel radiator.

## Bedroom Three:

4.04m x 3.33m (13'3" x 9'3"/10'11")

Double glazed window to front, ceiling rose, double panel radiator.

## Bathroom:

Double glazed obscure window to side, suite comprises panelled bath, corner shower enclosure, counter top wash hand basin, WC, part tiled walls, downlighters, tiled floor, single panel radiator.





### Externally:

The property stands on a larger than average plot set back off the Glyn Road. Front and side gardens laid to lawn with a front driveway leading to a gated entrance which provides additional parking and DOUBLE GARAGE. The rear garden is of a good size, outbuilding, oil boiler providing domestic hot water and central heating.

### Services:

We are advised all mains services are connected. Oil fired central heating.

### Tenure:

Freehold.



### Council Tax:

C.

### Broadband/Mobile Phone Coverage:

There is superfast broadband and mobile phone coverage in the area.

### Directions:

From our office in Ammanford proceed to the traffic lights bearing left onto High Street. On reaching the junction in Pontamman turn left. Proceed through the villages of Glanamman, Garnant and proceed onto Gwaun Cae Gurwen. Take the left turning before the railway crossing signposted Brynamman and continue on this road passing the common onto Brynamman Road and follow the road onto Cannon Street, turn left onto Glyn Road and continue down the hill, whereby the property will be located on your right hand side.



### Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128