



Bryn Road, Upper Brynamman, SA18

Offers In Region Of £215,000



Calow Evans
Estate Agents

01269 543128

www.calowevans.co.uk

Bryn Road, Upper Brynamman, SA18

A two/three bedroom detached bungalow situated on the edge of The Brecon Beacons National Park in the village of Upper Brynamman. The property enjoys French doors in the lounge with views to the fore and enjoys a private rear garden. There is oil fired central heating and double glazing to the property. Externally a garage with an EV charger and workshop.

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:

Laminate flooring, cupboard with shelving for airing and housing oil boiler providing domestic hot water and central heating.

Kitchen:

5.13m x 3.12m (16'10" x 10'3")

PVC door to rear, double glazed windows to rear and side, fitted with a range of wall and base units, single bowl sink unit and draining board, plumbing for washing machine and dishwasher, induction hob, electric self cleaning oven with extractor fan over, tiled splashback, radiator.

Dining Room/Bedroom Three:

3.1m x 2.74m (10'2" x 9'0")

Double glazed window to side, laminate flooring, radiator, access to loft with drop down ladder, lighting and partly boarded, radiator.





Lounge:

3.89m x 3m (12'9" x 9'10")

Double glazed window and double glazed door to front with views, two column radiators, laminate flooring, radiator.

Bedroom One:

3.12m x 2.59m (10'3" x 8'6")

Double glazed windows to front and side, laminate flooring, fitted wardrobes, radiator.

Bedroom Two:

3.05m x 2.79m (10'0" x 9'2")

Double glazed window to side, laminate flooring, built in cupboard, column radiator.

Shower Room:

2.72m x 2.72m (8'11" x 8'11")

Double glazed obscure window to rear, corner shower with tiled splashback, WC, pedestal wash hand basin, tiled floor, walls tiled to ceiling, radiator.

Externally:

Situated in an elevated position with views, front garden laid with flower beds and part lawn, side pedestrian access to a low maintenance rear garden, paved patio area's, garage with EV point and workshop attached with electric and power connected, outside hot and cold water taps, two external electric points.

Services:

We are advised mains water, electricity and drainage connected, oil fired central heating. Solar panels which generate some free electricity.

Tenure:

Freehold.

Council Tax:

B.

Broadband/Mobile Phone:

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



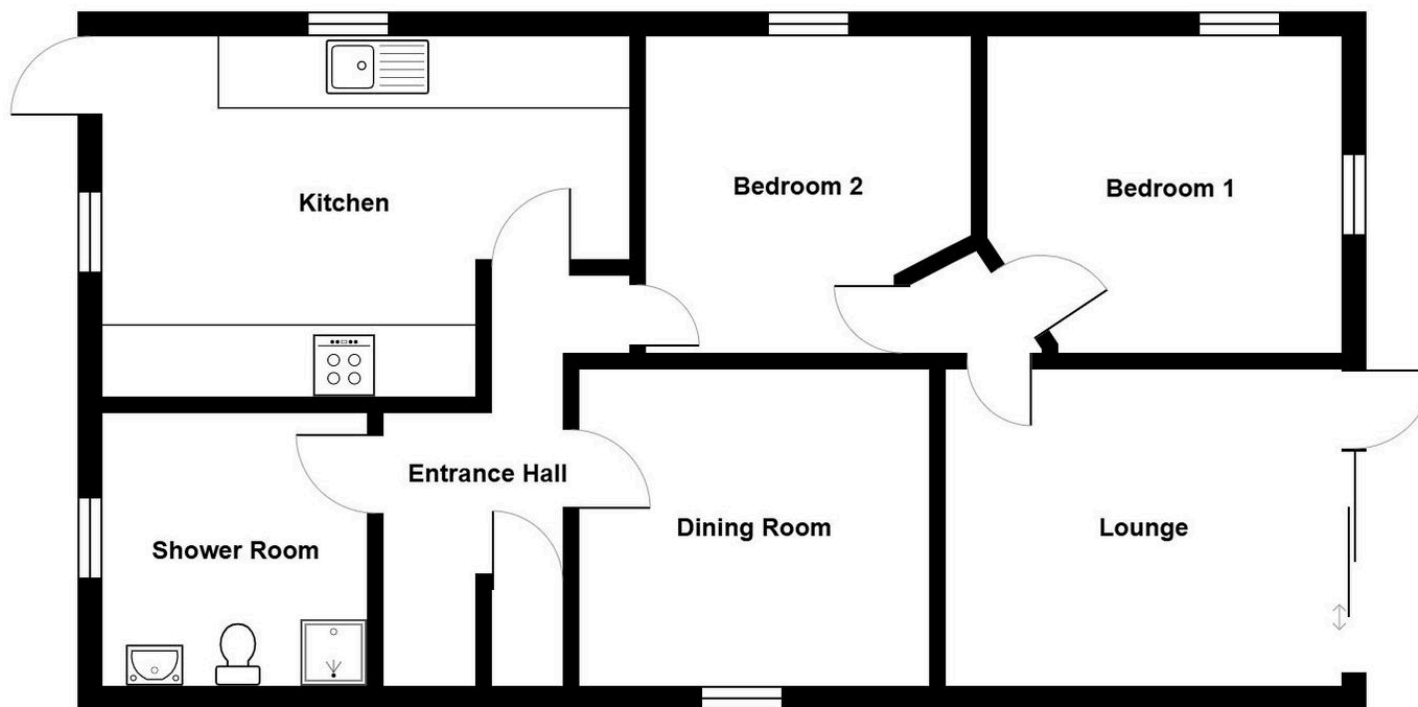


Directions:

From our office in Ammanford proceed to the traffic lights and bear left onto High Street. Proceed out of the town and when reaching the next junction at Pontamman turn left. Continue through the villages of Glanamman and Garnant. On reaching the railway crossing in Gwaun Cae Gurwen turn left signposted Brynamman. Continue through until reaching the sharp right hand bend in Upper Brynamman turning left onto Llandeilo Road , take the first right turning onto Bryn Road whereby the property will be located on the 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.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128