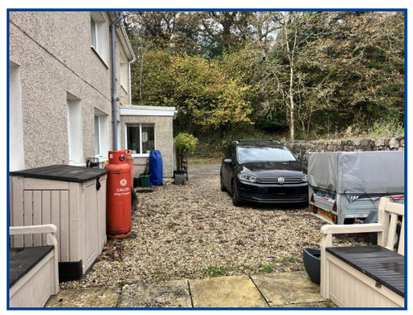










Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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Professional Services
Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations
As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

136 Cwmgarw Road
Upper Brynamman
Ammanford
Carmarthenshire
SA18 1DA

Price **£360,000**








- Four bedroom detached house
- Lounge, sitting room, dining room
- Kitchen, utility room
- Bathroom
- Upvc glazing
- Oil fired central heating
- Driveway for ample parking, garage
- Peaceful location
- No onward chain

General Description

EPC Rating: D

We have the pleasure in offering for sale this four double bedroom detached property located in the village of Brynamman close to local amenities including, shop, cinema & restaurant and then approximately 7 miles from the town of Ammanford and further amenities including bus station, train station, places of worship, primary schools, secondary school, restaurants etc.

Cwmgarw Road, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1DA

Property Description
We have the pleasure in offering for sale this four double bedroom detached property located in the village of Brynamman close to local amenities including, shop, cinema & restaurant and then approximately 7 miles from the town of Ammanford and further amenities including bus station, train station, places of worship, primary schools, secondary school, restaurants etc.

The accommodation briefly comprises porch, kitchen, utility room, dining room, lounge, sitting room, landing, bathroom and four bedrooms.

The property has the benefit of Upvc glazing, oil fired central heating driveway for ample parking and a generously sized garden.

Composite door to

Entrance Hall
Tiled floor.

Sitting Room (14' 3" x 12' 10") or (4.34m x 3.91m)
Upvc glazed window to front, radiator, coved ceiling, tiled floor, feature stone fireplace with multi fuel burner, stairs to first floor.

Lounge (20' 10" x 12' 9") or (6.36m x 3.88m)
Upvc glazed window to front, two radiators , coved ceiling, laminate flooring.

Sitting Room 2 (11' 3" x 10' 5") or (3.43m x 3.18m)
Upvc glazed door to side, Upvc glazed window to rear, radiator, coved ceiling, laminate flooring.

Rear Hall
Tiled floor, coved ceiling.

Utility Room / W.C. (8' 0" x 6' 4") or (2.45m x 1.92m)
Upvc glazed window to rear, radiator, tiled floor, low level WC, pedestal wash hand basin, work surface, plumbing for automatic washing machine, Worcester oil fired boiler controlling domestic hot water and central heating.

Kitchen/ dining room (22' 1" Max x 10' 6" Max) or (6.74m Max x 3.19m Max)
Two Upvc glazed windows to rear, Upvc glazed window to side, radiator, coved ceiling, fitted wall and base units, work surface, tiled splash back, 1 1/2 bowl sink unit with mixer tap, range cooker with extractor fan above, plumbing for dishwasher, under stair storage.

Rear Porch
Composite door to rear, Upvc glazed window to side, radiator, coved ceiling, tiled floor.

Landing
Upvc glazed window to side.

Bathroom (13' 1" x 6' 7") or (4.00m x 2.01m)
Two Upvc glazed windows to side, radiator, textured and coved ceiling, tiled floor, pedestal wash hand basin, freestanding bath with tiled splash back, close coupled WC.

Cwmgarw Road, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1DA

Bedroom 4 (105' 10" x 6' 10") or (32.25m x 2.09m)
Upvc glazed window to rear, radiator, textured ceiling, laminate flooring.

Bedroom 2 (18' 5" x 10' 3") or (5.62m x 3.12m)
Upvc glazed windows to side and rear, two radiators, coved ceiling.

Master Bedroom (20' 2" Max x 13' 5") or (6.14m Max x 4.09m)
Two Upvc glazed windows to front, two radiators, coved ceiling, fitted storage cupboard, shower cubicle.

Bedroom 3 (14' 2" x 13' 0") or (4.33m x 3.96m)
Upvc glazed window front, radiator, coved ceiling, hatch to roof space, two fitted storage cupboards.

Outside
A shared gravelled driveway leading to the property.
A side and rear gravelled area for ample off road parking.
The garden comprises a patio area surrounding the property, leading to a further raised patio seating area enjoying lovely views over the surrounding countryside. There are also enclosed lawned areas, complemented by a variety of mature trees and established shrubs.
Oil tank
LPG bottles (for the cooker)

Garage (21' 9" x 11' 11") or (6.62m x 3.62m)

Broadband and Mobile phone
There is Superfast Broadband available in the area.
There is mobile phone coverage in the area.

Agents Note
According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from rivers, and a risk between 1% and 3.3% chance each year of flooding from surface water and small watercourses. However, there is no known history of flooding at this property.

Services
Mains Electric, Mains Water, Mains Drainage

Tenure
Freehold

Council Tax
E

Directions
Leave Ammanford on High Street continue to the T-junction turning left. Proceed through the villages of Glanamman and Garnant. On entering Gwaun Cae Gurwen take a left toward Brynamman just before the level crossing. Proceed through Lower Brynamman into Upper Brynamman. On the mini roundabout take the second exit on to Cwmgarw Road. Continue along Cwmgarw road, taking a left up a private lane where the property can be found on the left hand side.



