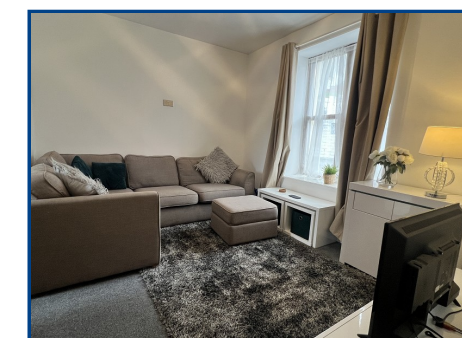


**12 Amman Road
Lower Brynamman
Ammanford
Carmarthenshire
SA18 1SW.**

Price **£150,000**

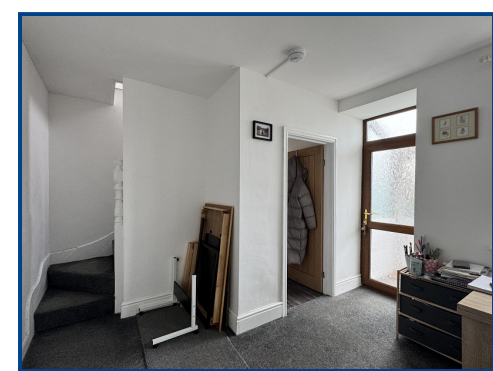
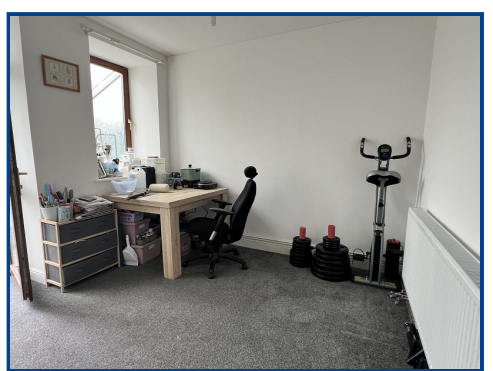
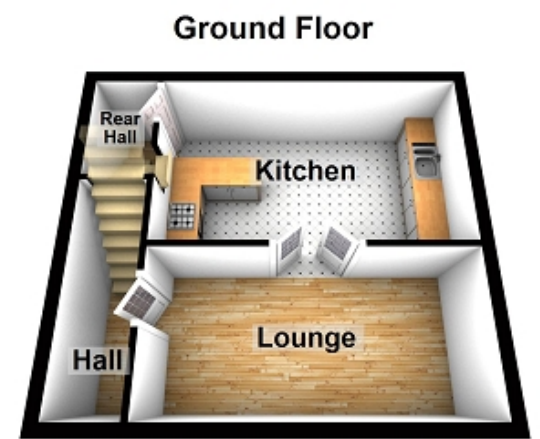
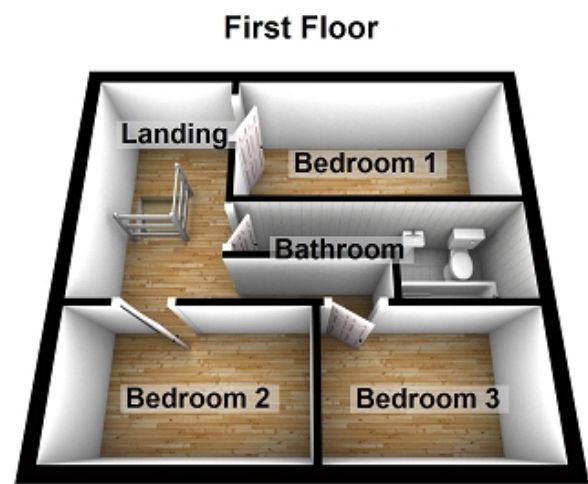
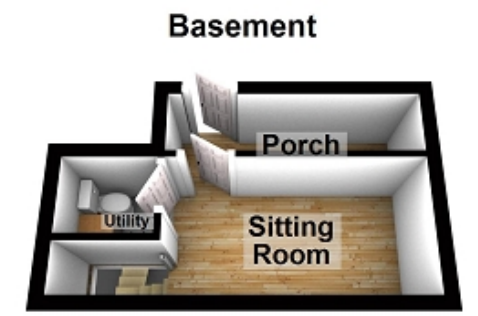


- Three bedroom end of terrace property
- Lounge, kitchen, reception room/ bedroom 4
- Bathroom, utility/ WC
- Upvc glazing
- Air Source Heat Pump, Solar panels
- Driveway for ample parking
- Rear garden

General Description

We have the pleasure in offering for sale this three bedroom end of terrace 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.

EPC Rating: B86



Viewing: **01269 591 884**

Website: **www.ctf-uk.com**

Email: **ammanford@ctf-uk.com**

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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.

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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.

Property Description

We have the pleasure in offering for sale this three bedroom end of terrace 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 places of worship, primary schools, secondary school, restaurants etc.

The accommodation briefly comprises first floor hallway, lounge, kitchen, second floor landing, three bedrooms, bathroom, ground floor reception room/ bedroom 4, utility/ WC and a rear porch.

The property has the benefit of Upvc glazing, Air Source Heat Pump & solar panels providing potential financial benefit, driveway for ample parking and a rear garden.

First Floor

Upvc glazed door to

Hallway

Radiator, stairs to first floor, hard wired smoke alarm.

Lounge (12' 6" x 9' 7") or (3.80m x 2.91m)

Upvc glazed window to front, radiator.

Kitchen (12' 11" x 12' 5") or (3.93m x 3.78m)

Upvc glazed window to rear, radiator, fitted wall and base units, work surface, breakfast bar, tiled splash back, 1 1/2 bowl sink unit with mixer tap, oven point, electric hob with extractor fan over, integrated dishwasher, hard wired smoke alarm, extractor fan.

Second Floor.

Landing

Upvc glazed window to rear, radiator, hatch to roof space, hard wired smoke alarm.

Bedroom 1 (11' 3" x 6' 11") or (3.44m x 2.12m)

Upvc glazed sash window to rear, radiator.

Bathroom (10' 8" Max x 6' 2" Max) or (3.25m Max x 1.89m Max)

Towel radiator, part tiled walls, close coupled WC, wash hand basin in unit, bath with shower over, extractor fan.

Bedroom 2 (9' 4" x 7' 3") or (2.85m x 2.22m)

Upvc glazed sash window to front, radiator.

Bedroom 3 (9' 6" Max x 9' 4" Max) or (2.90m Max x 2.85m Max)

Upvc glazed sash window to front, radiator.

Ground Floor

Rear Landing

Upvc glazed window to rear, stairs to ground floor.

Reception room/ home office/ bedroom 4 (11' 7" x 10' 1") or (3.52m x 3.07m)

Upvc glazed door and window to rear porch, radiator, hard wired smoke alarm.

Utility / W.C (5' 5" x 4' 4") or (1.65m x 1.31m)

Upvc glazed window to rear, radiator, close coupled WC, wash hand basin in unit, work surface, plumbing for automatic washing machine.

Rear Porch (8' 6" x 3' 5") or (2.59m x 1.03m)

Upvc glazed door to rear, upvc glazed windows surround, polycarbonate roof, GRANT hot water tank.

Outside

Gravelled driveway for ample parking to rear. Steps up to gravelled garden area housing storage shed.

Gated side access.

GRANT Air Source Heat Pump & solar panels providing potential financial benefits.

Agents Note

The property is on a min road within close proximity to a public house, car sales, bus stop, takeaway, petrol station and shop.

There is a vehicular right of way to the rear, over the neighbouring property.

Services

Mains electricity, mains water, mains drainage

Tenure

Freehold

Council Tax

B

Directions

Leave Ammanford on High Street and continue to the T junction turning left towards the villages of Glanamman and Garnant. Proceed through these villages into Gwaun Cae Gurwen and take the left turning towards Brynamman just before the level crossing. Continue through Lower Brynamman and onto Amman Road where the property can be found on the left hand side.

