







We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains water, electric and sewerage connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.

*** BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM ***

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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42 Barry Road, Lower Brynamman, Ammanford, Neath Port Talbot, SA18

- Traditional, Semi-detached Property With Oil Central
- Spacious Dining/Family Room Leading To The Kitchen
- Well-presented Throughout
- · Enclosed Rear Garden With Views
- EPC RATING D. COUNCIL TAX BAND A.

- Two Double Bedrooms
- Upstairs Bathroom
- · Parking To The Front & Rear
- · Ideal F.T.B/ Investment Property



Price £115,950

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The Agent that goes the Extra Mile



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Drive-by needed, viewing recommended so you can appreciate the location, presentation and with a marketing price that can help a first time buyer get on the property ladder gives the property an added bonus. Situated in a quiet corner of Lower Brynamman with views of the valley to the rear and a short walk to the "common", off-road parking and two double bedrooms this property will make a wonderful home for one lucky purchaser! Call today on 01269 596659 to secure your booking! EPC RATING D. COUNCIL TAX BAND A.

Accommodation comprises: Hallway, lounge, dining/family room through to the kitchen, landing, bathroom and two double bedrooms. Externally, to the front off-road parking for a vehicle and an enclosed low maintenance frontage. To the rear, an enclosed garden with a raised decked area and the remainder laid to a gentle sloping lawn with planters and an array of fruit trees. Gated access to the rear into additional parking and rear lane access.

Brynamman is a village on the south side of the Black Mountain, part of the Brecon Beacons National Park. The village is split into Upper Brynamman and Lower Brynamman by the River Amman, which is also the boundary between Carmarthenshire and Neath Port Talbot (in the old county of Glamorganshire). Ruins of stone dwellings (possibly prehistoric), an early type of lime kiln and rectangular medieval buildings found on the mountain show that people have lived in this area for a long time.

..AGENTS VIEWING NOTES

HALLWAY

LOUNGE

DINING ROOM AREA

KITCHEN AREA

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.