



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: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band A

ref: // / 22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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.

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

39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: [ammanford@westwalesproperties.co.uk](mailto:ammanford@westwalesproperties.co.uk)

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## 8 Groesffordd, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1SD

- Semi-Detached House
- Two Bathrooms
- Village Location
- Off-Road Parking

- Three Bedrooms
- Log Burner
- Countryside Views
- EPC TBC

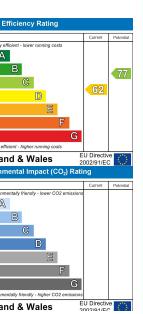
Price £140,000

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***The Agent that goes the Extra Mile***





Chain-free and ready to view, and also a property with a view! We have for sale this three-bedroom, semi-detached property situated in Upper Brynamman, a semi-rural village in a convenient location. A quiet village which lets you enjoy the natural beauty and charm that sits on the edge of the Brecon Beacons National Park and the well-known Black Mountain Pass. Another bonus is that the property has been adapted for people who have mobility issues but still want independence. So calling all buyers who are looking for a property nestled in natural charm and beauty away from the hustle-and-bustle of city life but not being too far from the market towns. EPC RATING D.

Accommodation comprises of : Spacious lounge with wood-burner, kitchen/diner, inner hallway, downstairs wet-room, landing, upstairs bathroom, three bedrooms and attic room. Externally, situated on a one-way street with an open-aspect frontage that offers a mixture of parking and garden. To the rear, a tiered low-maintenance enclosed garden with a shed and pond and the most pleasing uninterrupted views of the adjacent mountains.

Brynamman (Welsh: Brynaman) is a village on the south side of the Black Mountain (Y Mynydd Du), part of the Brecon Beacons National Park (Parc Cenedlaethol Bannau Brycheiniog). The village is split into Upper Brynamman and Lower Brynamman by the River Amman, where there is a choice of local primary schools and parks. Along with the Black Mountain Centre which runs a number of activities and also hosts the doctor's surgery, library and a small cafe. There is also a small shop and a local post office.

#### Lounge

18'11" x 13'0" (5.77 x 3.98)

#### Kitchen

18'11" x 10'0" (5.77 x 3.07)

#### Inner Hallway

6'2" x 4'6" (1.88 x 1.38)

#### Shower Room

10'2" x 6'2" (3.10 x 1.89)

#### First Floor

#### Landing

#### Bedroom One

11'1" x 10'10" (3.38 x 3.31)

#### Bedroom Two

11'0" x 12'5" (3.37 x 3.79)

#### Bedroom Three

9'3" x 7'6" (2.82 x 2.30)

#### Bathroom

6'5" x 7'6" (1.96 x 2.30)

#### Attic

22'4" x 8'7" (6.83 x 2.63)

#### DIRECTIONS

Leave Ammanford and head east towards Glanaman and Garnant until you arrive at GCG. When you come to GCG you will see a sign for Brynamman on your left. Follow the road for approx two miles where you will pass a rugby club and then a cinema. Follow the road until you pass a Public House on your left. There will then be a sharp bend on the left-hand side signposted Llandeilo Road take that turning and follow the road the turning for Groesffordd is the third turning on the left-hand side. Proceed down the road and the property is located on your left with parking for 2 cars to the front.



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.