



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

Offers in the region of £135,000

- End terrace house
- Attic Room
- LPG central heating
- Enclosed rear garden
- 2 bedrooms
- Downstairs shower room
- uPVC double glazing

Ground Floor

uPVC double glazed entrance door to

Lounge/Diner

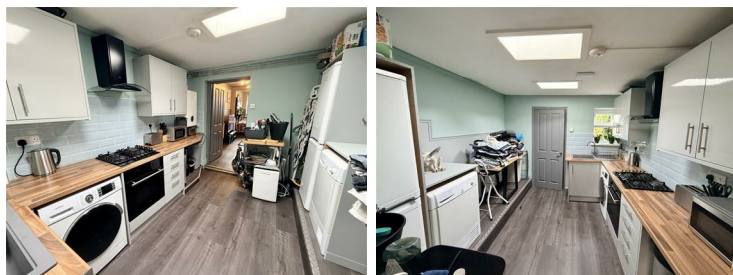
22'2" x 9'6" (6.76 x 2.90)



with stairs to first floor, log burner, radiator, panelled walls, laminate floor and uPVC double glazed window to front.

Kitchen

11'9" x 9'6" (3.60 x 2.91)



with range of fitted base and wall units, single drainer sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, space for tumble dryer, wall mounted boiler providing domestic hot water and central heating, part tiled walls, laminate floor, radiator, 2 roof windows and uPVC double glazed window to rear.

Hall

3'7" x 5'10" (1.10 x 1.80)

with laminate floor and uPVC double glazed door to side.

Downstairs Shower Room

6'3" x 5'10" (1.91 x 1.80)



with low level flush WC, vanity wash hand basin with cupboards under, walk in shower with mains shower, heated towel rail, radiator, part tiled walls, laminate floor and uPVC double glazed window to rear.

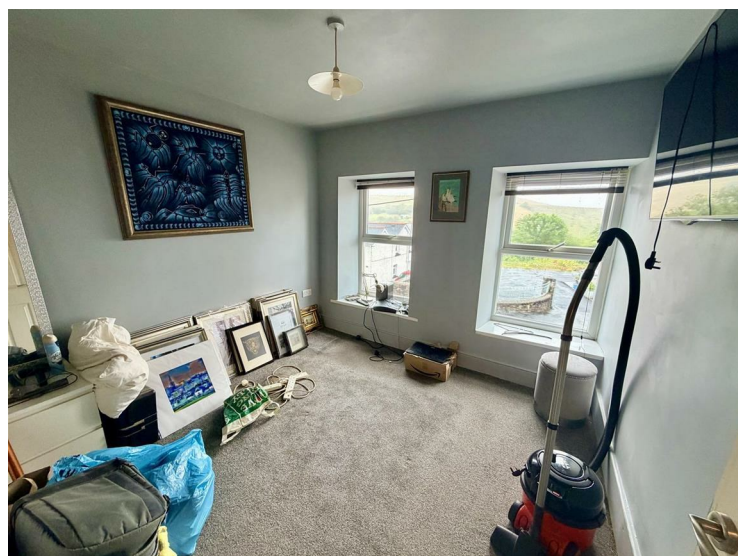
First Floor

Landing

with stairs to Attic Room

Bedroom 1

9'4" x 9'8" (2.86 x 2.96)



with radiator and 2 uPVC double glazed windows to front.

Bedroom 2

11'11" x 4'6" (3.65 x 1.39)



with radiator and uPVC double glazed window to rear.

Second Floor

Attic Room

7'11" x 10'2" (2.42 x 3.11)

with radiator and Roof window to rear.

Outside



with steps up to lawned garden to rear with mature shrubs and bushes.

Council Tax

Band A

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: LPG

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3:77%

EE:74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

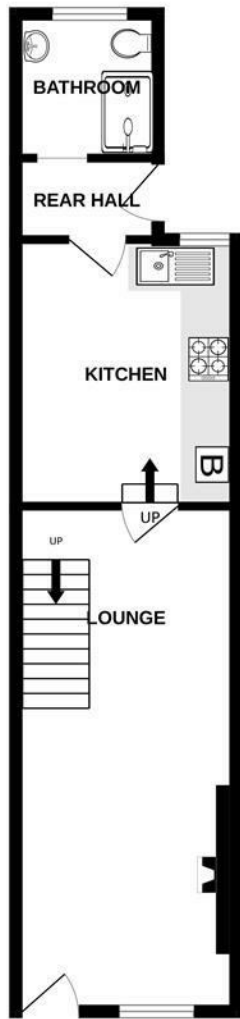
Rights and Easements: NONE

Restrictions: NONE

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles into Gwaun Cae Gurwen then turn left sign posted for Brynamman. Continue for approximately 2 miles to the mini roundabout at the top of Brynamman, turn right and the property can be found on the left hand side, identified by our For Sale board.

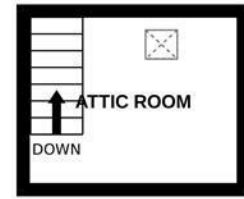
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G	27	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.