



**102 Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1DA**  
**Offers in the region of £185,000**

A well presented mid terrace house set within the village of Upper Brynamman within easy access of local amenities and the Brecon Beacons National Park. Accommodation comprises entrance porch, lounge/diner, kitchen, 3 bedrooms, bathroom and attic room. The property benefits from uPVC double glazing, oak doors throughout, Calor gas central heating and enclosed rear garden.

## Ground Floor

Composite entrance door to

## Porch

with tiled floor and door to

## Lounge/Diner

22'2" x 14'10" (6.78 x 4.53)



with stairs to first floor, under stairs cupboard, oak floor, radiator and uPVC double glazed window to front and rear.

## Kitchen

18'5" x 8'6" (5.62 x 2.61)



with range of fitted base and wall units, single bowl single drainer sink unit with monobloc tap, 4 ring electric hob with extractor over, built in oven, integrated automatic dishwasher, integrated automatic washing machine, integrated fridge freezer, space for tumble dryer, part tiled walls, tiled floor, under floor heating and uPVC double glazed window to rear and French doors to side.

## First Floor

## Landing

with stairs to second floor, under stairs cupboard.

## Bedroom 1

18'7" x 8'9" (5.67 x 2.67)



with radiator and 2 uPVC double glazed windows to side and one to rear.

## Bedroom 2

13'6" x 8'7" (4.14 x 2.63)



with radiator and uPVC double glazed window to front.

## Bedroom 3

10'6" x 5'10" (3.21 x 1.80)



with radiator and uPVC double glazed window to front.

## Bathroom

8'0" x 9'1" (2.45 x 2.78)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, part tiled walls, laminate effect vinyl floor, extractor fan, heated towel rail and uPVC double glazed window to rear.

## Attic Room

7'3" x 15'6" (2.22 x 4.74)



with 2 eaves storage and Velux window to rear.

## Outside



with enclosed rear garden with resin pathways, flower borders and beds, steps up to lawned garden, decking area with power and light, fire pit, outside sockets and tap.

## Services

Mains electricity, water and drainage. Calor Gas bottles.

## NOTE

All internal photographs are taken with a wide angle lens.

## Council Tax

Band B

## Directions

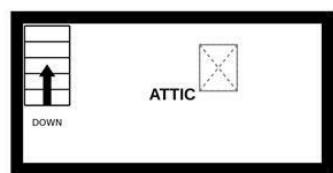
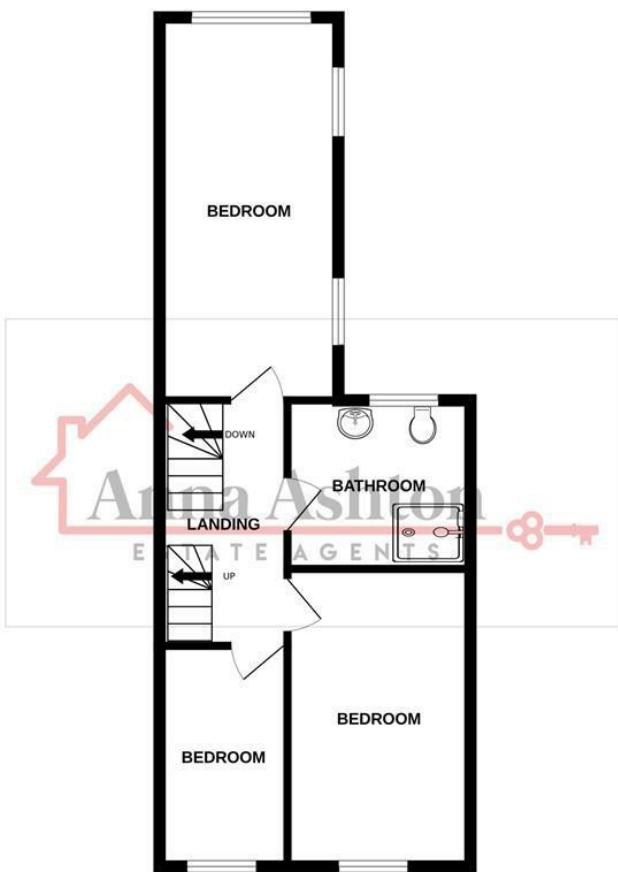
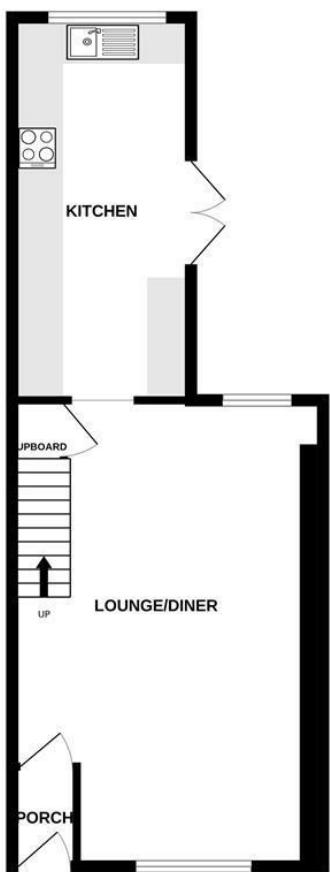
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles into Gwaun Cae Gurwen then turn left sign posted for

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

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 indicative 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		67
(39-54) E		
(21-38) F		43
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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.