



**24a Llandeilo Road, Upper Brynamman, Ammanford, SA18 1BA**

**Offers in the region of £340,000**

A detached split level bungalow set in the village of Brynamman which offers a range of local amenities to include Primary school, Post Office and cinema and the town of Ammanford is approximately 7 miles distant. Accommodation comprises: Ground Floor - Entrance hall, lounge, dining room, kitchen, utility room, 3 bedrooms and bathroom. Lower Ground Floor - Garage/Store Room and Bedroom/Office with Ensuite WC. The property benefits from gas central heating, uPVC double glazing, off road parking and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

### Entrance Hall

with radiator, textured and coved ceiling, coat hooks and built in airing cupboard with radiator and slatted shelves. Stairs down to Lower Ground Floor.

### Lounge

20'3" x 14'4" (6.18 x 4.38)



with feature fireplace, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front and side. Double doors to

### Dining Room

13'3" x 13'1" (4.06 x 4)



with tiled floor, 2 upright radiators, uPVC double glazed window to rear and 2 Keylite roof windows to side.

## Kitchen

19'1" x 10'3" inc to 13'5" (5.83 x 3.13 inc to 4.10)



with range of fitted base and wall units, double sink unit with mixer taps, 4 ring induction hob with extractor over, built in double oven, space for American Style fridge freezer, central Island with storage, part tiled walls, tiled floor, 2 radiators, coved ceiling, Frosted glass window over looking stairs to lower ground floor and uPVC double glazed window to side and Patio doors to rear leading onto raised decking area.

### Utility

11'5" x 7'6" (3.49 x 2.30)

with base units, stainless steel single drainer sink unit, plumbing for automatic washing machine, built in cupboard, coved ceiling and uPVC double glazed window and stable door to side.

### Bedroom 1

11'11" x 15'1" (3.64 x 4.60)



with built in wardrobe, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to front.

### Bedroom 3

7'2" x 11'8" (2.20 x 3.58)



with built in wardrobe, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

### Bedroom 2

11'10" x 12'8" (3.63 x 3.87)



with fitted wardrobes, laminate floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

### Bathroom

11'1" x 6'8" (3.38 x 2.05)



with low level flush WC, pedestal wash hand basin, free standing roll top bath with central taps, shower cubicle with mains shower, tiled walls, tiled floor, upright radiator, textured and coved ceiling and uPVC double glazed window to side.

### Lower Ground Floor

#### Garage/Store Room

22'4" x 13'5" max (6.81 x 4.11 max)

with up and over door, wall mounted boiler providing domestic hot water and central heating and uPVC double glazed window to side and composite door into property.

## Bedroom/Office

10'8" x 13'6" (3.26 x 4.13)



with radiator, laminate floor, downlights and uPVC double glazed Patio doors to rear.

## Hall

5'2" x 6'0" (1.60 x 1.83)

with laminate floor and downlights.

## Ensuite WC

5'2" x 7'1" (1.58 x 2.17)



with low level flush WC, pedestal wash hand basin, tiled floor, radiator, extractor fan and downlights.

## Outside



with lawned garden to front, side tarmac drive leading to rear garden with lawned area, gravelled area, covered area and steps to the other side of the property.

## Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed :- Ultrafast download 1800 Mbps, upload 220 Mbps

Mobile coverage: Vodafone :- 83%, EE :- 76%, 3 :- 74%, O2 :- 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Low risk from rivers, surface water and small watercourses

Rights and Easements:

Restrictions:

**Council Tax**

Band D

## NOTE

All internal photographs are taken with a wide angle lens.

## Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road.

Travel for approximately 5 miles into the village of Gwaun Cae gurwen then turn left before the level crossing, signposted Brynamman. Proceed through the village and up the hill then turn sharp left into Llandeilo Road and the property can be found on the left hand side.

BASEMENT

GROUND 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		66	79
(39-54) E			
(21-38) F			
(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.