



**33 Station Road, Upper Brynamman, Ammanford, SA18 1SF**

**Offers in the region of £199,950**

A semi detached house situated in the centre of the village of Brynamman close to local amenities including cinema, shops, Post Office and Primary school and within approximately 7 miles of Ammanford town centre and 1.7 miles of the black mountain. Accommodation comprises entrance hall, lounge, kitchen, boiler room, downstairs WC, 4 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, solar panels, external wall cladding and enclosed rear garden.

## Ground floor

### Entrance hall

with stairs to first floor, radiator and coved ceiling

### Lounge

27'3" x 17'5"(red 11'11") (8.33 x 5.32(red 3.64))



with two radiators, coved ceiling and uPVC double glazed windows to front and rear

### Kitchen

18'2" x 12'0" (5.56 x 3.67 )



with base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 5 ring electric hob with extract over and oven under, plumbing for automatic washing machine, integrated dish washer, part tiled walls, radiator, coved ceiling, uPVC double glazed window to rear and patio doors to front

## Boiler room

8'9" x 2'1" (2.69 x 0.65)

with wall mounted oil boiler providing domestic hot water and central heating.

## Downstairs WC

6'3" x 2'11" (1.91 x 0.91)

with low level flush WC, vanity wash hand basin, part tiled walls, extractor fan and under stairs cupboard.

## First Floor

### Landing

with hatch to roof space, radiator and uPVC double glazed window to rear

### Bedroom 1

14'2" x 12'1" (4.32 x 3.69)



with radiator, coved ceiling, built in wardrobe and uPVC double glazed window to front

### Bedroom 2

9'10" x 17'5" (3.02 x 5.31)



with radiator, coved ceiling and uPVC double glazed window to rear

### Bedroom 3

8'9" x 10'8" (2.68 x 3.27)



with radiator, coved ceiling and uPVC double glazed window to front and rear

### Bedroom 4

9'6" x 12'4" (2.90 x 3.76)



with radiator, coved ceiling and uPVC double glazed frosted window to rear

### Bathroom

5'5" x 12'4" (1.66 x 3.78 )



with low level flush WC, vanity wash hand basin with cupboard under, fitted bath with central taps, corner shower enclosure with dual head, extractor fan, down lights, radiator and uPVC double glazed window to front

### Outside



with steps leading to the property, with patio area, further steps up to rear garden with further 2 patio areas and lawned gardens.

### Material Information

#### UTILITIES:

Electricity Supply:Mains

Water Supply:Mains

Sewerage:Mains

Heating:Oil central heating

Broad Band Speed: Download 1800 Mbps, Upload 220 Mbps

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

#### ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low risk, Flooding from surface water and small watercourses- Very low risk

Rights and Easements:

Restrictions:

### **Council tax**

Band B

### **NOTE**

All internal photographs are taken with a wide angle lens.

### **Directions**

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles into the village of Gwaun Cae Gurwen and at the railway crossing turn left signposted Brynamman. Follow the road for approximately 1 and half miles past the Cinema and the property can be found on the left hand side, identified by our For Sale board.

### **AGENTS NOTE**

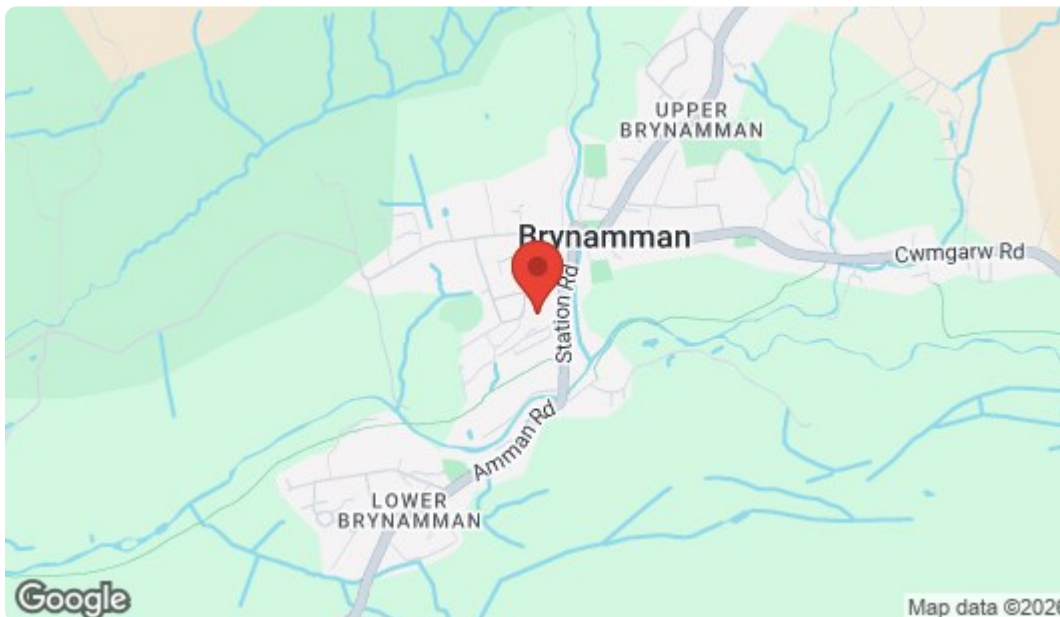
Solar panels on the property

GROUND FLOOR

1ST 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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