

72 Cwmgarw Road, Upper Brynamman, Ammanford, SA18 1BU



Offers in the region of £124,995



- Mid terrace cottage
 - 2 bedrooms
 - Lounge
- Kitchen with dining area
 - uPVC double glazing
- Gas fired central heating
- Many original feature
 - Village location
 - No onward chain
 - EPC-C72

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PROTECTED

Mallard are pleased to offer For Sale this delightful stone built 2 bed mid terrace cottage located on the edge of the Brecon Beacons. The accommodation briefly comprises of lounge, kitchen with dining area, rear hallway located on the ground floor, with 2 bedrooms and shower room on the first floor. The property benefits from gas fired central heating and uPVC double glazing. Rear garden, garage and workshop. Rear Vehicle access. Many original features, No chain. EPC-C72

Entrance

Wood door into:

Lounge

14'1" x 13'9" (4.3m x 4.2m)

with wood burner, radiator, stairs to first floor and uPVC double glazed window to front and door into:



Kitchen

12'5" x 10'5" (3.8m x 3.2m)

with a range of base units, stainless steel single drainer sink unit with mixer taps, electric hob, extractor fan, electric oven, plumbing for automatic dishwasher, tiled floor and 2 uPVC double glazed windows to rear.



Inner Side Hallway

with rear door, tiled floor and plumbing for automatic washing machine.



First Floor

Bedroom 1

13'1" x 10'5" (4m x 3.2m)

with radiator, 2 uPVC double glazed windows to rear, cupboard housing combi boiler and large storage area off bedroom and hatch to roof space



Bedroom 2

13'1" x 7'2" (4m x 2.2m)

with radiator, uPVC double glazed window to front, feature fireplace and laminate flooring and hatch to roof sapce



Shower Room

6'6" x 6'6" (2m x 2m)

with low level flush WC, vanity wash hand basin, tiled double shower cubicle, extractor fan, radiator, part tiled walls and wet floor flooring.



Outside

with off road parking, Long rear garden, garage, workshop and rear access.



Services

with mains, gas, electricity, water and drainage.

Council Tax

Council Tax Band A

NOTE

All photographs have been taken with a wide angle lens camera.

NOTE

Any appliances and services listed on these details have not been tested.

FACEBOOK

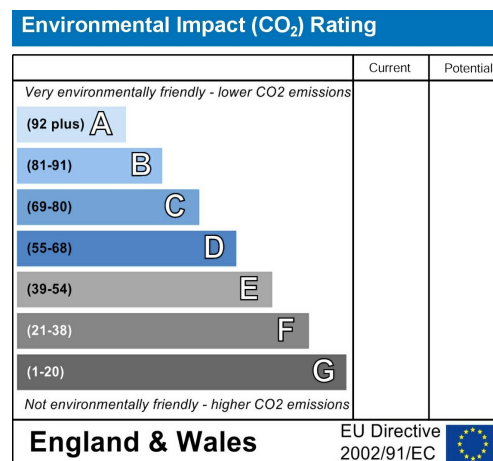
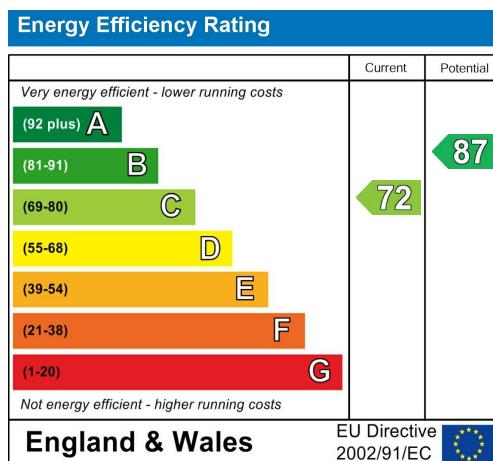
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VIEWINGS

By appointment with the selling agent on 01269 597949 or email ammanford@mallard-properties.co.uk

Directions

Leave Ammanford on High Street, continue for approximately 5 miles into the village of Gwaun Cae Gurwen, just before the level crossing turn left for Brynamman, proceed through the village to the mini roundabout, turn right into Cwmgarw Road and the property can be found on the left hand side.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.