



Llety'r Bugail 22 Bryn Road, Upper Brynamman, Ammanford, Dyfed, SA18 1AU

A well-appointed and presented SEMI-DETACHED HOUSE in a peaceful RURAL setting on the outskirts of Brynamman, with open COUNTRY VIEWS to the rear. This lovely family home has been extended and maintained to a high standard throughout. Additional benefits include OFF_ROAD PARKING, good-sized GARDEN. EPC Rating: D



- Semi-detached Cottage
- Utility Room
- Village Location
- Rural Setting & Views
- Two Reception Rooms
- Generous Sized Garden
- Well Presented Throughout
- EPC Rating: D

Price £179,950

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

PROPERTY LOCATION

Brynamman (Welsh: Brynman) is a village on the south side of the Black Mountain (Y Mynydd Du), part of the Brecon Beacons National Park (Parc Cenedlaethol Bannau Brycheiniog). The village is split into Upper Brynamman and Lower Brynamman by the River Amman, which is also the boundary between the counties of Carmarthenshire and Neath Port Talbot (in the old county of Glamorganshire). Ruins of stone dwellings (possibly prehistoric), an early type of lime kiln and rectangular medieval buildings found on the mountain show that people have lived in this area for a long time.

RECEPTION HALL

uPVC double glazed door, double radiator, laminate flooring, understairs storage

KITCHEN

9'4" x 8'0" (2.85 x 2.45)

uPVC double glazed window to rear, glazed timber door, range of matching eye and base units with underlighting and worktop over, Neff built-in oven with four ring gas hob, stainless steel chimney style extractor hood, tiled splashback, stainless steel sink with mixer tap and single drainer, integral fridge, plumbing for dishwasher, designer vertical radiator, limestone tiled floor



UTILITY ROOM

9'3" x 5'10" (2.84 x 1.8)

uPVC double glazed window to rear, timber glazed door, matching eye and base units with worktop over, stainless steel sink with mixer taps, plumbing for washing machine, space for a tumble dryer, terracotta tiled flooring, floor mounted oil fired boiler, access to roof space



CLOAKROOM

Low-level WC, double radiator. tiled flooring, wall mounted cupboard, extractor fan

LOUNGE

13'10" x 10'8" (4.22 x 3.26)

uPVC double glazed door window to front with rural views, laminate flooring, double radiator, feature fireplace.



DINING ROOM

13'7" x 9'3" (4.16 x 2.82)

Glazed timber French doors to conservatory, terracotta flooring, double radiator



CONSERVATORY

13'11" x 9'2" (4.26 x 2.81)

Steps down to the conservatory, uPVC double glazed and brick construction with polycarbonate roof, two double radiators, terracotta tiled flooring, uPVC double glazed French doors with rural views to fore



FIRST FLOOR

Stairs with balustrade, radiator

BEDROOM ONE

13'9" x 9'6" (4.2 x 2.91)

uPVC double glazed windows with rural views, double built-in wardrobes, radiator



BEDROOM TWO

9'1" x 7'9" (2.77 x 2.38)

uPVC double glazed window, double radiator, access to the roof space



BEDROOM THREE

13'9" x 9'6" (4.2 x 2.91)

uPVC double glazed window to with rural views, built-in double wardrobe with mirrored sliding doors, radiator



BATHROOM

uPVC double glazed window, shower with glass screen and fully tiled enclosure. low-level WC, pedestal hand wash basin with tiled splashback, double radiator, non-slip, tiled flooring



EXTERNALLY

Access via a private lane from Bryn Road leading to parking bay to rear of the property, side access via the patio and the gravelled area leading to the front garden with a paved patio with attractive country views, front garden mainly laid to lawn. The total area of the plot including the footprint of the building is 0.197 acres.



EXTERNAL VIEWS



COUNTRY LANE ACCESS



REAR VIEW OF PROPERTY



DRAFT PARTICULARS

These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

GENERAL INFORMATION

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised

Tax: Band

FLOOR PLAN

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

OFFER PROCEDURE:

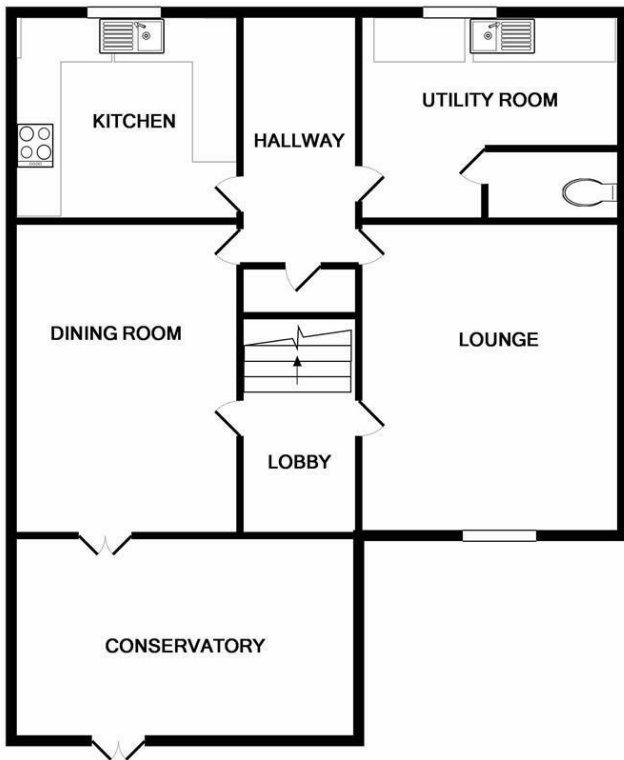
All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

OTHER SERVICES OFFERED

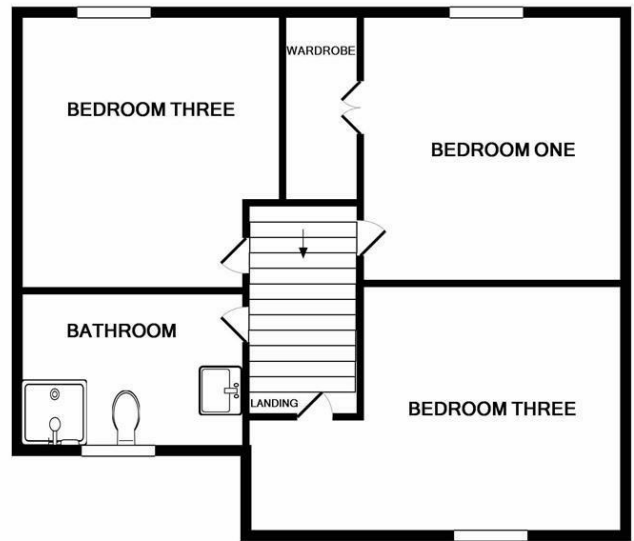
WE RECOMMEND THAT ALL BUYERS SHOULD HAVE A SURVEY DONE ON A PROPERTY BEFORE THEY BUY IT.

Please ask staff in our office if you would like us to recommend a Surveyor who could undertake this work for you. We can also give you details of professionals who can undertake Conveyancing, or provide Independent Financial Advice

ASM/RM/DRAFT/31019

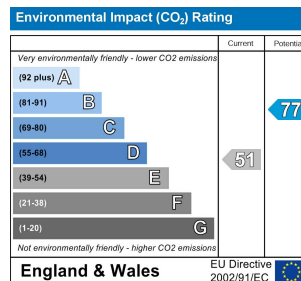
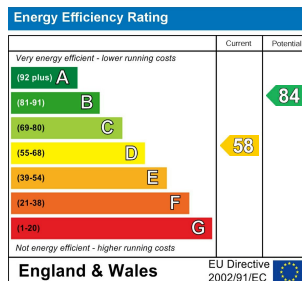


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London