



17 Ardwyn Road, Upper Brynamman, Ammanford, SA18 1AL

Offers in the region of £127,500

A semi detached house set on a side road within the village of Upper Brynamman within easy access of local amenities to include a modern Primary School, Cinema and the Brecon Beacons National Park. Accommodation briefly comprises entrance hall, lounge/diner, kitchen, utility room, downstairs bathroom and 3 bedrooms. The property benefits from oil central heating, uPVC double glazing, enclosed rear garden with outside office/gym.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall



with stairs to first floor, under stairs cupboard, laminate floor, radiator and textured and coved ceiling.

Lounge/Diner

24'6" x 10'5" (7.48 x 3.18)



with laminate floor, 2 radiators, textured and coved ceiling and uPVC double glazed bay window to front.

Kitchen

10'11" x 10'0" (3.35 x 3.05)



with range of fitted base and wall units, stainless steel one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic dishwasher, small breakfast bar, part tiled walls, built in cupboard, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

Utility

4'7" x 7'3" (1.40 x 2.22)

with work surface, plumbing for automatic washing machine, space for tumble dryer, tiled walls, radiator, textured and coved ceiling and uPVC double glazed window to side and door to front.

Downstairs Bathroom

11'4" x 7'8" (3.47 x 2.36)

with low level flush WC, pedestal wash hand basin, corner panelled bath, shower cubicle, store cupboard, tiled walls, shaver point/light, radiator, textured ceiling and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, coved ceiling and uPVC double glazed window to rear.

Bedroom 1

14'5" max x 9'3" (4.41 max x 2.83)



with radiator, textured and covered ceiling and uPVC double glazed Bay window to front.

Bedroom 3

7'6" x 7'0" (2.31 x 2.14)



with radiator, textured and covered ceiling and uPVC double glazed window to front.

Bedroom 2

9'11" x 11'4" max (3.04 x 3.47 max)



with radiator, textured and covered ceiling and uPVC double glazed window to rear.

Outside

with concrete garden to front, side access to enclosed rear garden with concrete area and lawned area.

Office/Gym



Gym - 3.74 x 4.87 red to 3.02 - with power and light connected and uPVC double glazed window and door to front. Leading to Office - 2.29 x 1.74 - with power and light connected, wired ethernet, laminate floor and uPVC double glazed window to front.

Boiler/Store Room

7'10" x 9'10" (2.40 x 3.00)

with free standing oil boiler providing

domestic hot water and central heating and uPVC double glazed door to rear.

Services

Mains electricity, water and drainage.

NOTE

All photographs are taken with a wide angle lens.

Council Tax

Band C

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left for Bryanmman. Travel through the village and up the hill to the mini roundabout then turn left onto Mountain Road. Turn first right into New Road then first left into Ardwyn Road, proceed up the hill and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR
695 sq.ft. (64.5 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.

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		75
(69-80) C		
(55-68) D	58	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.