



We would respectfully ask you to call our office before you view this property internally or externally.

View: By appointment with the Agents

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

Tenure: We are advised FREEHOLD

Tax: Band

Take on draft ajs/jrm/10/20

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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



31 Bryncethin Road, Garnant, Ammanford, Dyfed, SA18 1YP

- Semi-Detached House
- Two Reception Rooms
- Two Bedrooms
- Loft Room
- Village location
- Off-Road Parking
- Views to Black Mountains
- EPC Rating: 

Price £129,950

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The Agent that goes the Extra Mile



VIRTUAL VIEWING AVAILABLE 31 Bryncethin road is a well presented traditional semi-detached property located in a POPULAR VILLAGE, A substantial FAMILY HOME with OFF ROAD PARKING leading to an enclosed REAR GARDEN with open views to the BLACK MOUNTAINS, gateway to the world-famous Brecon Beacons National Park.

The accommodation comprises of entrance hall, two reception rooms, kitchen First Floor: Two double bedrooms, family bathroom and a spacious loft room with planning in place to convert to the third bedroom. (Conversion partially completed). Externally: off-road parking with enclosed front and rear gardens, stone-built outbuilding.

The village of Garnant offers excellent leisure facilities including riverside walks, parks, recreational grounds, public houses/restaurants, take-aways and boasts a modern primary school and an 18 hole golf course. The main shopping facilities are located at Ammanford town centre.

Hallway

11'3" x 5'11" (3.43 x 1.825)

Reception Room

11'11" x 10'2" (3.64 x 3.12)

Lounge/Diner

18'0" x 11'11" (5.51 x 3.64)

Bedroom One

11'8" x 12'4" x 10'0" (3.58 x 3.76 x 3.07)

Bedroom Two

11'8" x 10'10" (3.56 x 3.32)

Loft Room

Kitchen

9'10" x 8'5" (3.00 x 2.57)

Landing

14'2" x 6'4" (4.32 x 1.95)

Bathroom

9'0" x 8'1" (2.75 x 2.48)



DIRECTIONS

From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanaman. Continue onto the village of Garnant. The turning for Bryncethin Road is indicated at the end of the village on the right-hand side. The property is located on the left-hand side with one of our for sale boards.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.