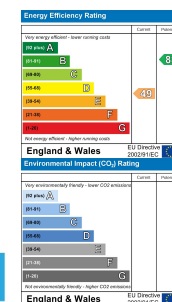


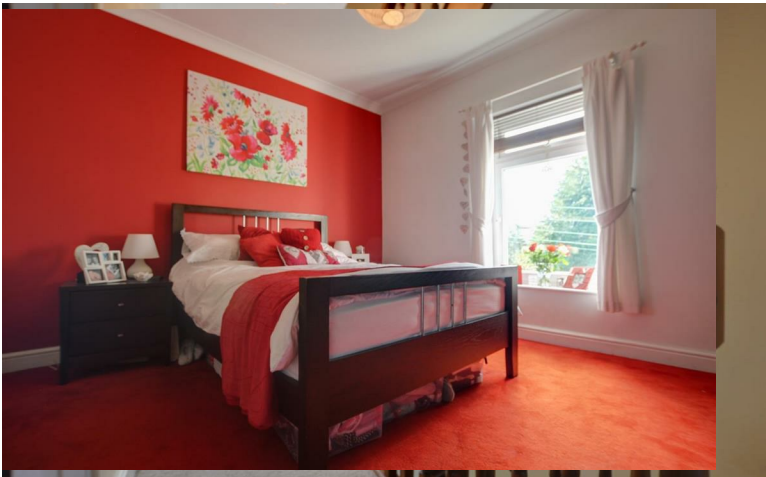
31 Bryncethin Road, Garnant, Ammanford, Dyfed, SA18 1YP

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

Price £129,950

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





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)

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)

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



DIRECTIONS

From our Ammanford office proceed back to the traffic lights bearing right onto the A474 signposted Glanamman. 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.