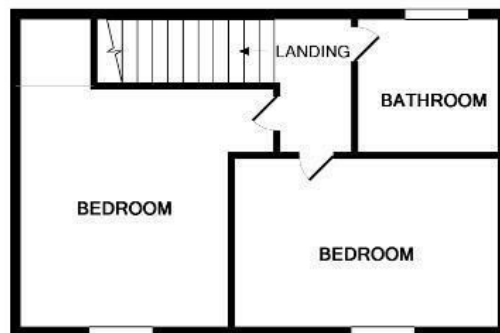


GROUND FLOOR



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 ©2017

View: By appointment with the Agents

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

Tenure: We are advised Freehold

We are advised Tax: Band B

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

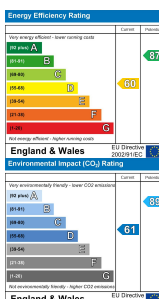


**24 Cwmgarw Road, Upper Brynamman, Ammanford, Dyfed, SA18 1BU**

- Semi - Detached House
- Two Bedrooms
- Village Location
- Gas Central Heating
- Well Presented
- Off Road Parking
- Log Burner
- EPC Rating: D

**Offers In Excess Of £115,000**

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



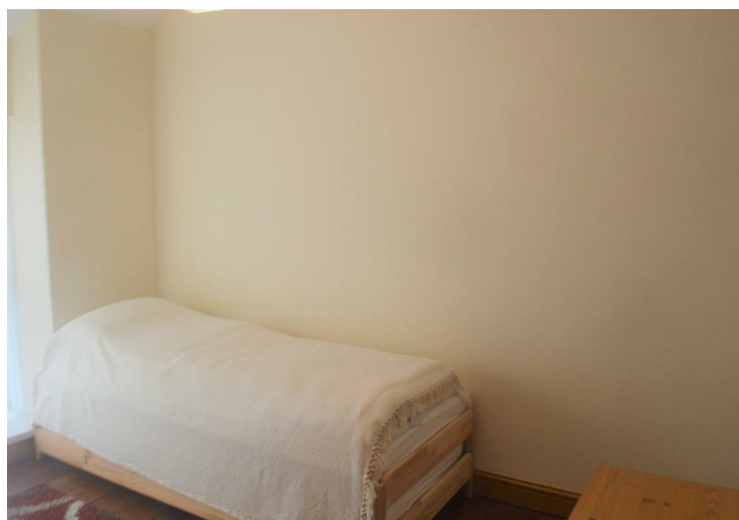
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**The Agent that goes the Extra Mile**





\*\*\*<https://vimeo.com/486338637>\*\*\* A charming and well presented, two bedroom semi-detached house set in the village of Brynamman. It has to be viewed to be believed --- Please don't let this opportunity to purchase an outstanding property pass you by. The beautifully presented property comprises of Ground Floor: lounge, kitchen, and utility. First Floor: landing, two bedrooms and bathroom. Externally Paved patio area with steps leading up to lawn garden with off road parking and garage to rear. \* INTERNAL VIEWING HIGHLY RECOMMENDED \* EPC Rating: D



**LOUNGE**

14'8" x 22'7" (4.49 x 6.90)

**LOG BURNER**

**KITCHEN**

10'6" x 9'6" (3.205 x 2.903 )

**UTILITY**

7'10" x 8'9" (2.409 x 2.690)

**FIRST FLOOR LANDING**

**BEDROOM ONE**

8'1" x 12'7" (2.486 x 3.849)

**BEDROOM TWO**

9'9" max x 11'2" max (2.995 max x 3.419 max )

**BATHROOM**

6'11" x 6'6" (2.115 x 1.982 )

**EXTERNALLY - REAR**

**OFF ROAD PARKING**

**PATIO**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.