



## Bryn Avenue, Upper Brynamman, Ammanford, SA18

Offers In Region Of £169,950

3 1 2



- EER: 45/83
- Three Bedroom Semi Detached
- Ideally Family Home
- Two Reception Rooms
- French Doors Off Conservatory Opening Onto Decking Area
- First Floor Bathroom
- Pleasant Rear Garden
- Semi Rural Village Location
- Gas C/h & Double Glazing
- Viewing Recommended



### Address

38 College Street,  
Ammanford, SA18 3AF

### Office Contact

01269 543 128

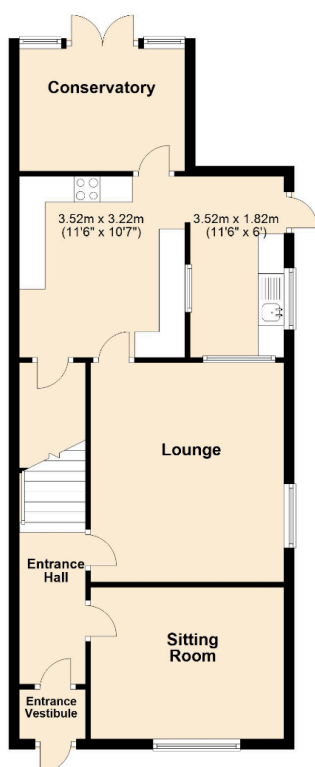


Calow Evans  
Estate Agents

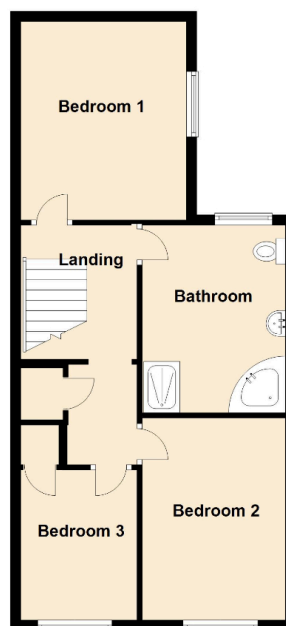
01269 543128  
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Ground Floor



First Floor



Please Note that this plan is for illustrative use only and is not to scale.  
Plan produced using PlanUp.

**\*\*NO UPPER CHAIN\*\***

A spacious semi detached property situated on a side road in the semi rural village of Upper Brynamman. This ideal family home enjoys two reception rooms, a conservatory, first floor bathroom and benefits from gas fired central heating and double glazing. Externally, the property boasts a pleasant garden which can be admired from the conservatory off the rear. Viewing is recommended to appreciate the space this property has to offer.

The village itself offers good basic amenities including a public cinema , primary school, riverside walks and cycle paths. The main shopping facilities are located at Ammanford town centre.



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