



**Cwmgarw Road  
Upper Brynamman  
Ammanford  
Carmarthenshire  
SA18 1BU**

**Offers In Excess Of £125,000**

**bettermove**

# Cwmgarw Road Ammanford

Bettermove are proud to present this 2 bedroom detached cottage in Brynamman available with no forward chain.

The property benefits from double glazing, gas central heating throughout.

The council tax band is B.

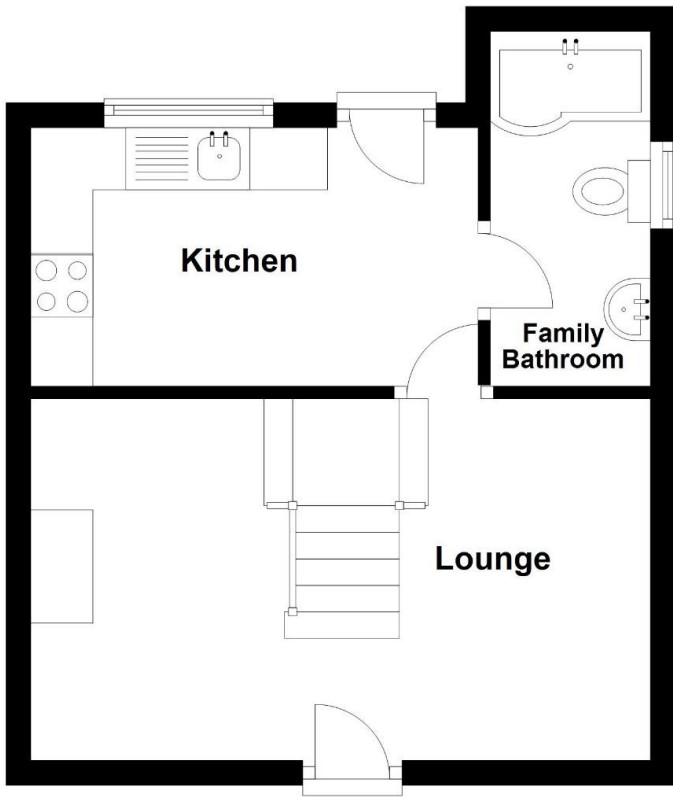
The interior of this beautifully presented property comprises a spacious living room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular village of Brynamman, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4069 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.




# Ground Floor



# First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



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