

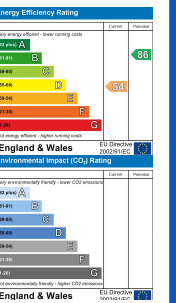


## 15 Hall Street, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1SG

- Traditional, Terraced Property
- Spacious Lounge/Diner with Kitchen/Diner
- Separate Garden
- Ideal F.T.B/Investment Purchaser
- EPC RATING E. COUNCIL TAX BAND B.
- Two Bedrooms
- Parking To The Front
- Views of the Mountains
- Chain-free!

**£104,950**

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

*The Agent that goes the Extra Mile*



39 Quay Street, Ammanford, Dyfed, SA18 3BS  
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We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Mains electric, water and sewerage connected. Oil central heating. We have not checked or tested any of the services or appliances at the property.

TAX: Band 'B'

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/0325/OK

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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Calling all FIRST TIME BUYERS looking to get on the property ladder! Sitting pretty and proud with the start of the backdrop of "The Black Mountains" we have for sale this two bedroom, mid-terraced cottage situated in a quiet street in Upper Brynamman. Chain-free and ready to view, this property is a little bit different to a normal mid-terrace but adds to the character by having the garden separate from the house allowing access for residents to drive and park at the front of their properties rather than the back. Offering a spacious lounge /diner and kitchen/diner with an upstairs bathroom, viewing is highly recommended so you can see what is on offer!. EPC RATING E. COUNCIL TAX BAND B.

Accommodation comprises : Lounge/diner, kitchen/diner, landing, bathroom and two bedrooms. To the front, parking space for a vehicle then an enclosed spacious downward inclined garden which does need some TLC . To the rear a paved courtyard with steps leading up to a communal car-park.

Brynamman is a village on the south side of the Black Mountain, part of the Brecon Beacons National Park, which has a beautiful driving road often used by Top Gear. The village is split into Upper Brynamman and Lower Brynamman by the River Amman, which is also the boundary between the counties of Carmarthenshire and Neath Port Talbot. Ruins of stone dwellings (possibly prehistoric), an early type of lime kiln and rectangular medieval buildings found on the mountain show that people have lived in this area for a long time.



**..AGENTS VIEWING NOTES**  
\*\*\*KEY INFORMATION\*\*\* Traditionally built. Mains water, electric and sewerage connected. Oil central heating. Council tax band C. The garden is separate from the property and does require TLC. There are easements registered on the title. An official copy of the title is available on request. Steps at the rear of the property are quite steep. For this location, according to Offcom, this is the following information: Broadband availability- up to Superfast (38 Mbps), Mobile availability- full mobile phone coverage for O2, limited phone coverage for EE, Three and Vodaphone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. Information taken from Natural

Resources Wales and a Flood risk report for the area within 10 metres of: 15, HALL STREET, UPPER BRYNAMMAN, AMMANFORD, SA18 1SG, High risk Flooding from surface water and small watercourses. Risk greater than 3.3% chance each year. Does not benefit from flood defences, Has no recorded flooding.

**LOUNGE/DINER**

**KITCHEN/DINER**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM 2**

### DIRECTIONS

From our Ammanford office, proceed back to the lights bearing left onto the A474 signposted Glanamman. Continue until reaching the village of Gwaun Cae Gurwen turning left where signposted Brynamman. Follow through the village until you see the sign for the cinema, straight after this there is a turning on your left, take this turning signposted "Hall Street". You will see a lane to the left, follow this road down till you get to number 15. Parking is situated Infront of the enclosed garden.



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