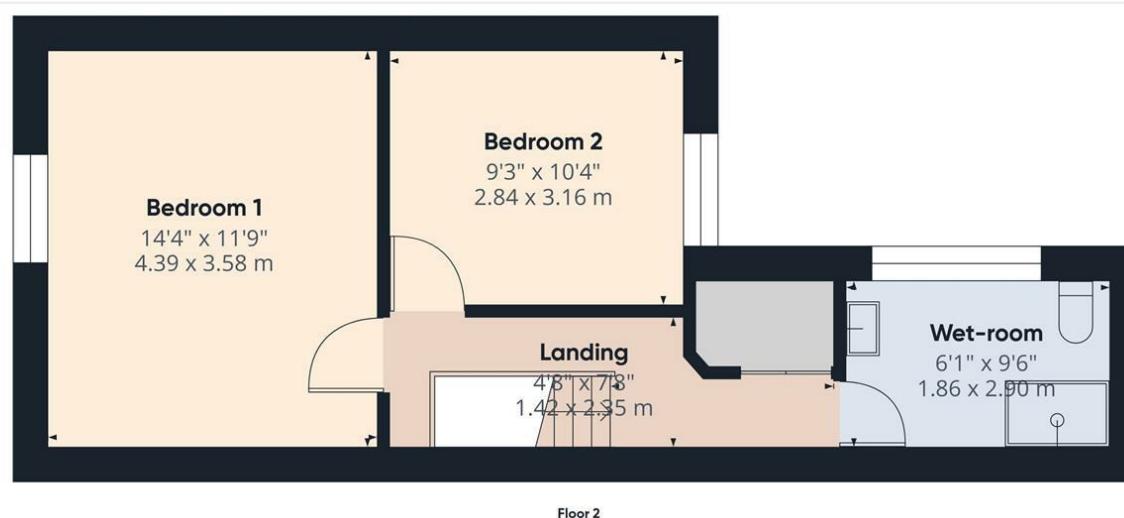




Approximate total area<sup>(1)</sup>  
763 ft<sup>2</sup>  
70.9 m<sup>2</sup>  
Reduced headroom  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>



(1) Excluding balconies and terraces.  
Reduced headroom  
..... Below 5 ft/1.5 m  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE360

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'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take on AJS/SC/0725/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.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk)

TELEPHONE: 01267 236655



**37 Hall Street, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1SG**

- Charming Terraced Cottage
- Lounge Through To Dining Room
- Oil Central Heating
- Needs some modernisation
- Chain-free!

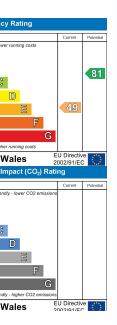
- Two Bedrooms
- Upstairs Wet-room
- Separate Garden, Garage & Off-road Parking
- Views Of The Mountains
- EPC RATING E

**Price £100,000**

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT  
EMAIL: [carmarthen@westwalesproperties.co.uk](mailto:carmarthen@westwalesproperties.co.uk) TELEPHONE: 01267 236655



***The Agent that goes the Extra Mile***



This charming two bedroom terraced cottage in Upper Brynamman is situated on a quiet street with wide mountain views. Chain-free and ready to view, this property has a garage and garden separated by the lane in front of the house (used exclusively for the terrace of cottages). The property is heated by oil with an oil tank to the rear of the property by street level. An ideal starter home for anyone wanting to put their own stamp on it. EPC RATING E

Accommodation downstairs: Hallway, lounge with archway through to dining room, kitchen, conservatory. Upstairs there are two double bedrooms and a bathroom. Externally to the rear of the property there is a small courtyard area with steps leading up to the street and communal car-park area. To the front along the lane, there is parking space for a vehicle, a detached garage and a few steps leading to an enclosed rear garden with small patio area and a lawn that slopes downwards.

Upper Brynamman is a village with a small but strong community. Known as the gateway to the Black Mountains, it is home to the Black Mountain Centre (with a farm shop, post office and cafe), a local convenience store and a charming historic cinema, which is open 7 days a week. The market town of Ammanford is about 6 miles away and has a direct regular bus route.

PLEASE NOTE: we have been informed that the detached garage roof contains asbestos.

#### ..AGENTS VIEWING NOTES

#### BEDROOM 2

#### HALLWAY

#### LOUNGE AREA

#### DINING ROOM AREA

#### KITCHEN

#### UTILITY ROOM

#### LANDING

#### WET-ROOM

#### BEDROOM 1

#### DIRECTIONS

From our Ammanford office, proceed back to the lights bearing left onto the A474 signposted Glanaman. Continue until reaching the village of Gwaun Cae Gurwen turning left where signposted Brynamman. Follow through the village until the sign for the cinema on the left, 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 37. Parking is situated in front of the enclosed garden. W3W: hurls. alpha. wiggling.

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