



Llandeilo Road, Upper Brynamman, Ammanford, SA18

Offers In Region Of £125,000



Calow Evans
Estate Agents

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Llandeilo Road, Upper Brynamman, Ammanford, SA18

A well presented character cottage situated on the edge of The Brecon Beacons National Park in the village of Upper Brynamman. This cosy home enjoys a multi fuel fire providing domestic hot water and central heating, a high spec kitchen with granite worktops and a tastefully modernised bathroom located on the first floor along with two bedrooms. Externally a covered wood store area, patio and barbeque and a good sized rear garden laid to lawn with an outbuilding which can be of versatile use with power and electric heating.

The village of Brynamman is situated on the edge of The Brecon Beacons National Park which is popular with ramblers, cyclists, horse riders and car enthusiasts also a variety of attractions, stunning landscapes, walks, castles, natural caves, waterfalls and more. The main shopping and leisure facilities are located at Ammanford town centre.





Entrance Hallway:

Tiled floor, understairs storage cupboard, stairs to first floor.

Lounge:

3.84m x 2.67m (12'7" x 8'9")

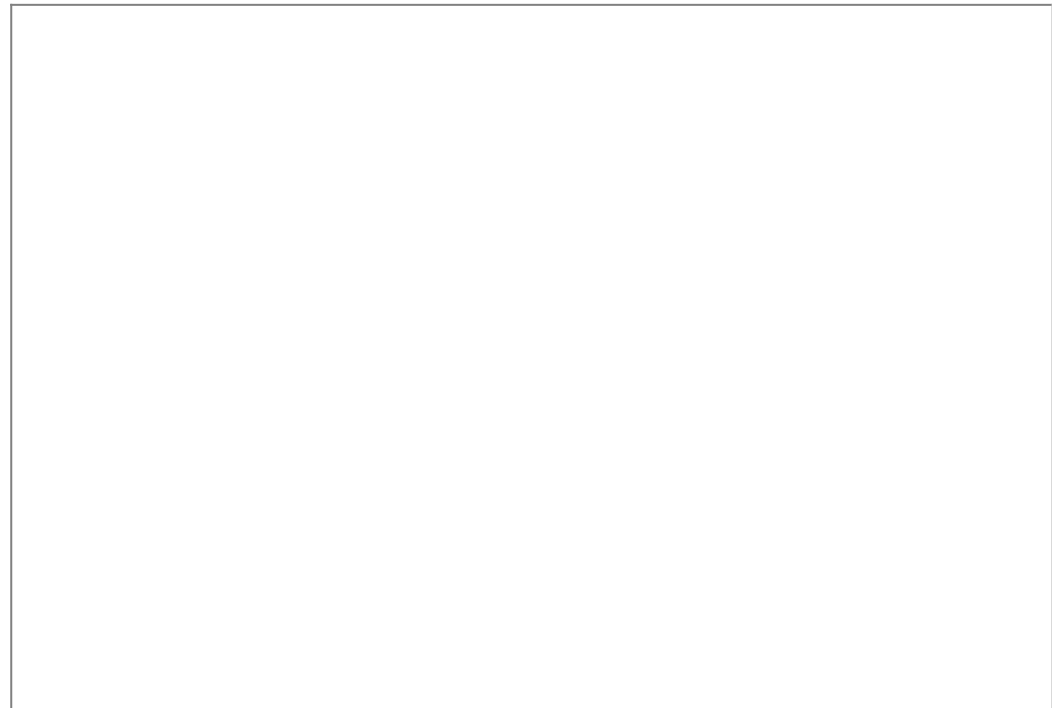
Double glazed window to front, feature exposed stone inglenook fireplace and chimney breast with multi fuel fire and back boiler providing domestic hot water and central heating, downlighters, built in cupboards, radiator.

Kitchen:

3.73m x 2.31m (12'3" x 7'7")

Double glazed window and double glazed glass panel door to rear, fitted with a range of wall and base units, granite worksurfaces and splashback, breakfast bar, electric hob and over, 1½ bowl sink unit, space for fridge freezer, cupboard and space for washing machine and tumble dryer, feature part exposed stone wall, tiled floor, downlighters, radiator.





First Floor Landing:

Bedroom One:

4.01m x 2.77m (13'2" x 8'7" / 9'1")

Double glazed window to rear, built in cupboard housing hot water tank, radiator.

Bedroom Two:

3.48m x 2.26m (11'5" x 7'5")

Double glazed window to front, radiator.

Bathroom:

Double glazed window to rear, suite comprises panelled bath with dual shower heads over and shower screen, W.C, wash hand basin in vanity unit and fixed mirror above, part tiled walls, radiator.

Externally:

A small frontage with side pedestrian access to a good sized rear garden, covered wood store and storage shed, patio and barbeque areas, steps to a good sized lawned garden and outbuilding with power, lighting and electric heating.

Services:

We are advised all mains services connected, multi fuel central heating.

Council Tax:

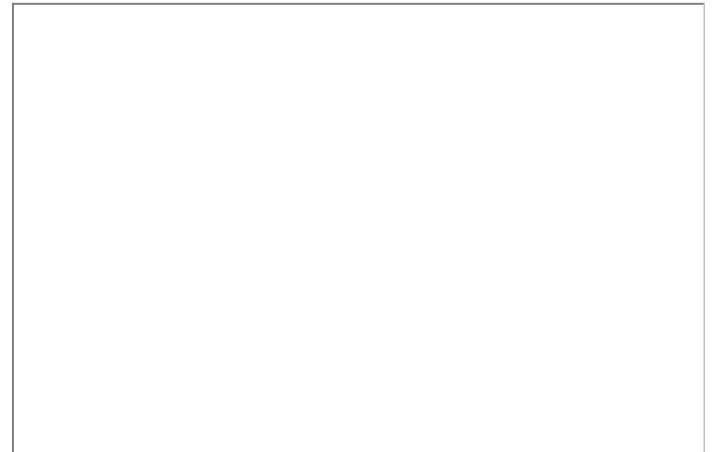
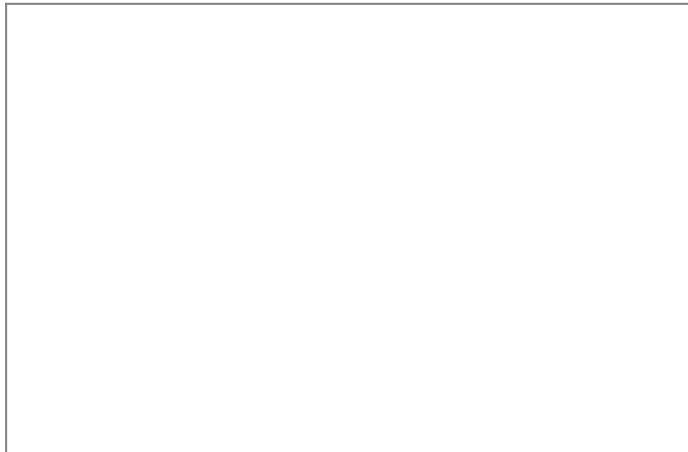
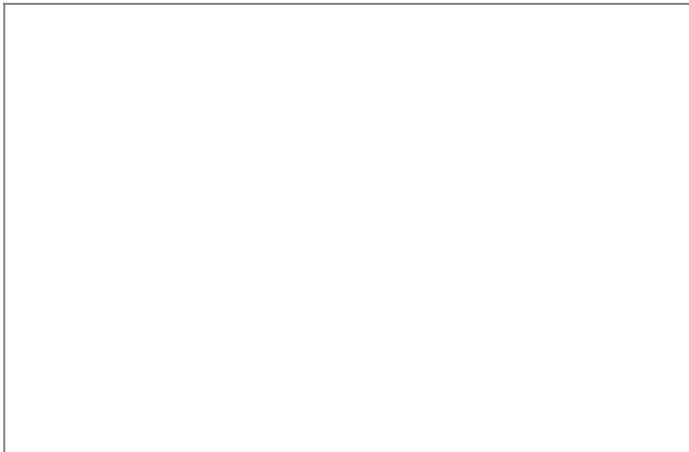
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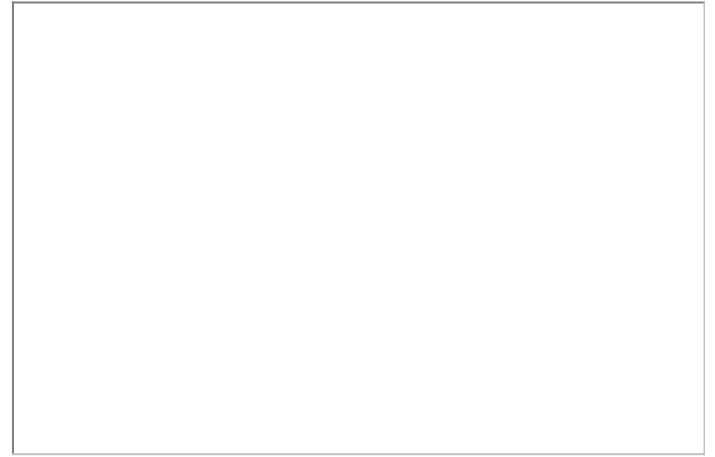
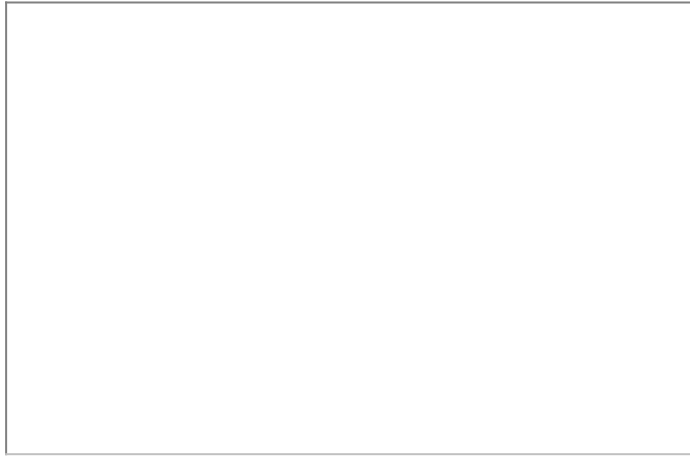
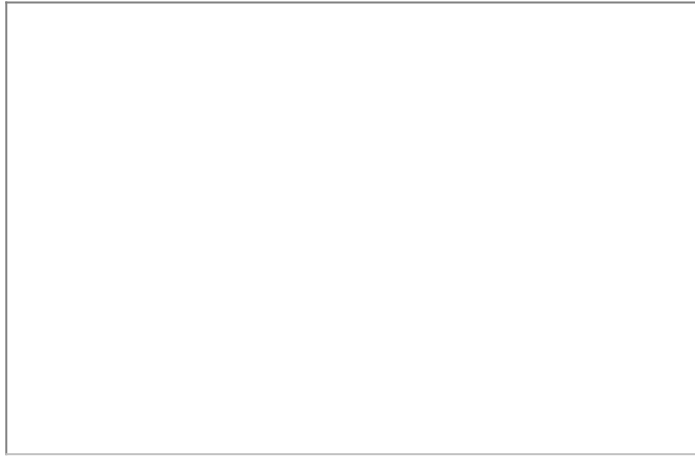
Tenure:

Freehold.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.





Directions:

From our office in Ammanford proceed to the traffic lights and bear left onto High Street. Proceed out of the town and when reaching the next junction at Pontamman turn left. Continue through the villages of Glanamman and Garnant. On reaching the railway crossing in Gwaun Cae Gurwen turn left signposted Brynamman. Continue through until reaching the sharp right hand bend in Upper Brynamman and turn left. Follow the road whereby the property will be located on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

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