



Amman Cottages, Lower Brynamman, Ammanford, SA18

Offers In Region Of £250,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Amman Cottages, Lower Brynamman, Ammanford, SA18

A traditional two bedroom cottage that has been refurbished by the current owner and beautifully restored with a wrap around decking overlooking the River Amman. The property has been refurbished to a very high standard and enjoys an inglenook fireplace with a multi fuel fire, high specification kitchen and bathroom finishes. This light and airy comfortable home enjoys a good sized well kept garden with Laurel hedging, double gates provide ample off road parking with potential to build a garage (stpp). There is oil fired central heating and double glazing to the property.





Entrance Hall:

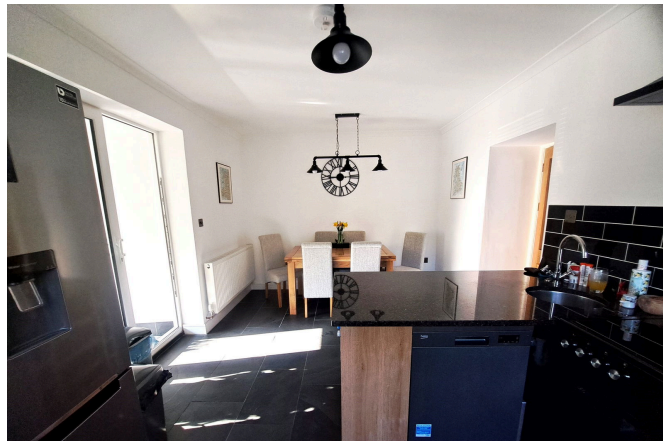
Double glazed windows to rear and side, slate flooring, oil boiler providing domestic hot water and central heating, double glazed patio doors to kitchen, double panel radiator.

Kitchen/Dining Room:

Double glazed window to front, slate flooring, fitted with a range of wall, base and glass display units, granite worktops, 1½ bowl sink unit and granite drainer grooves, Beko electric range cooker with 5 rings, double oven and grill with extractor fan over, plumbing for dishwasher and washing machine, additional circular sink unit, part tiled walls, double panel radiator.

Lounge:

Double glazed window to front, double glazed door to rear opening to decking area, feature inglenook fireplace with brick inset, multi fuel fire on slate hearth, feature slate chimney breast, slate sills, two vertical wall mounted column radiators.





First Floor Landing:

Double glazed window to rear, entrance to loft which is fully boarded for storage, single panel radiator.

Bedroom One:

Double glazed window to front, two double glazed windows to side, double panel radiator.

Bedroom Two:

Double glazed windows to front and rear, fitted with sliding mirror wardrobes, double panel radiator.



Bathroom:

Double glazed obscure window to front, free standing double ended bath with wall mounted taps and wall mounted shower mixer, walk in shower with dual shower heads and tiled splashback, WC, wash hand basin in vanity unit, part tiled walls, heated towel rail.

Externally:

The property is situated down a private lane, a well maintained side garden mainly laid to lawn with Laurel hedging and raised flower beds, double gates to a gravelled driveway providing ample parking, front gate to a low maintenance frontage, wrap around decking which can be accessed from the hall and lounge area overlooking the River Amman, under decking wood store and oil tank, external power and lighting.

Services:

We are advised mains water, electricity and drainage.



Tenure:

Freehold.

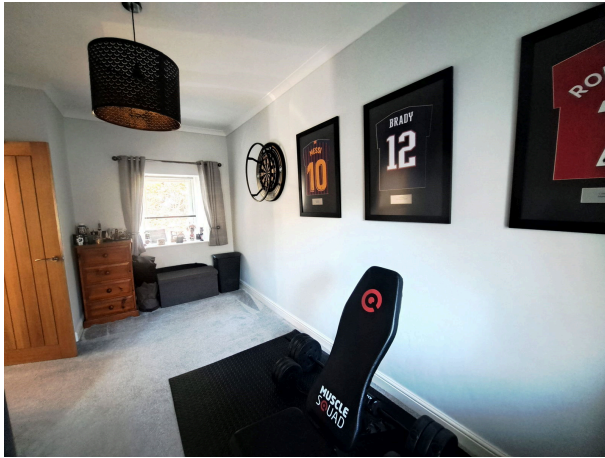
Council Tax:

A.

Broadband/Mobile Phone Coverage:

There is superfast 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 Lower Brynamman until reaching the sharp left hand bend by Brynamman Rugby club and turn right/straight ahead whereby the property will be located on the left 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

01269 543 128