99 Llandeilo Road, Upper Brynamman

Offers In Region Of £165,000

Calow Evans
Estate Agents

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99 Llandeilo Road, Upper Brynamman

This three-bedroom traditional property features a larger-than-average garden and is located on a side road in the village of Upper Brynamman. Inside, the home includes a multi-fuel burner in the lounge/dining room, a utility room, and a ground floor bathroom. It also benefits from oil central heating and owned solar panels. Externally, there is a driveway providing off-road parking for two vehicles and a spacious rear garden, making it ideal for enthusiastic gardeners. This property is also a great option for first-time buyers.

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.

Accommodation:

Entrance Hall

Quarry tiled floor, stairs to first floor.

Dining Room
3.68m x 2.74m (12'1" x 9'0")

Double gazed window to front, single panel radiator, multi fuel burner set in fireplace, opening to:

Lounge
3.96m x 3.51m (13'0" x 11'6")

Double glazed window to rear, single panel radiator, under-stairs storage cupboard.

Kitchen
3.23m x 2.44m (10'7" x 8'0"(angled))

Double glazed window to side, double glazed panelled door to side, single pane; radiator, fitted with wall & base units, plumbing for washing machine, built in electric oven, hob, stainless steel sink & draining board unit, part tiled walls.

Utility Room

Double glazed window to rear, freestanding oil boiler providing domestic hot water & central heating.

Bathroom
2.13m x 1.98m (7'0" x 6'6")

Double glazed window to rear, single panel radiator, suite comprising roll top bath, WC, pedestal wash hand basin.

Landing

Double glazed window to rear, storage cupboard.

Bedroom One
3.84m x 2.46m (12'7" x 8'1")

Double glazed window to front, single panel radiator.

Bedroom Two
3.07m x 2.46m (10'1" x 8'1")

Double glazed window to rea, single panel radiator.

Bedroom Three
2.84m x 2.34m (9'4" x 7'8")

Double glazed window to front, single panel radiator.

Externally

Side driveway providing off road parking for two vehicles, side pedestrian access to a larger than average rear garden mainly laid to lawn, patio area, oil tan, storage shed.

Services

We are advised that mains services are connected, oil fired central heating, owned solar panels.

Tenure

Freehold

Council Tax

Band B

Mobile Phone/Broadband Speed

We are advised that superfast broadband and mobile phone coverage is available in this area.

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.

All measurements are approximate and for display purposes only

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