



Llandeilo Road, Upper Brynamman, Ammanford, SA18

Offers In Region Of £320,000



Calow Evans
Estate Agents

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Llandeilo Road, Upper Brynamman, Ammanford, SA18

An opportunity has arisen to purchase a four bedroom detached house with an attic/hobby room and an office located above the garage ideal space for working from home. This well presented property offers good sized accommodation and has the benefit of a ground floor WC and first floor family bathroom. There is mains gas fired central heating and double glazing to the property. Externally a large private rear garden and patio area ideal for garden enthusiasts, a small drive to the front and garage.

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 Vestibule:

Victorian tiled floor, single panel radiator.

Entrance Hallway:

0m x 0m (0'0" x 0'0")

Oak flooring, dado rail, stairs to first floor, double panel radiator.

Shower Room:

Tiled floor, WC, wash hand basin, shower enclosure, walls tiled to ceiling.





Lounge:

7.16m x 3.63m (23'6" x 9'5"/11'11")

Double glazed window to front and double glazed door to rear, feature stained glass window to side, oak flooring, multi fuel fire on tiled hearth, three double panel radiators.

Kitchen/Dining Room:

8.2m x 3.3m (26'11" x 10'10")

Double glazed glass panel door and two double glazed windows to side, double glazed glass panel double doors to rear, fitted with a range of wall and base units, cooker space with extractor fan over, breakfast bar, 1½ bowl sink unit and draining board, plumbing for dishwasher and washing machine, cupboard housing gas boiler providing domestic hot water and central heating, basket shelving, integrated microwave, space for fridge, part tiled walls, tiled floor, two double panel radiators.

First Floor Landing:

Double glazed window to front, double glazed door to rear, feature stained glass window to side, oak flooring, multi fuel fire on tiled hearth, three double panel radiators.



Bedroom One:

5.92m x 3.35m (19'5" x 11'0")

Double glazed windows to rear and side, fitted wardrobes and dresser unit, stairs to attic room, two double panel radiators.

Attic/Hobby Room:

8.1m x 2.95m (26'7" x 9'8")

Three Velux windows, double glazed window to rear.

Bedroom Two:

3.28m x 3.12m (10'9" x 10'3")

Double glazed window to rear, single panel radiator.



Bedroom Three:

3.81m x 3.05m (12'6" x 8'9"/10'0")

Double glazed window to front, double panel radiator.

Bedroom Four:

2.79m x 2.11m (9'2" x 6'11")

Double glazed window to front, double panel radiator.

Bathroom:

2.97m x 2.13m (9'9" x 7'0")

Double glazed window to side, suite comprises tiled panelled bath, pedestal wash hand basin with fixed mirror above, WC, shower enclosure, fitted floor to ceiling bathroom cabinet, laminate flooring, part tiled walls, heated towel rail.





Garage:

6.27m x 2.54m (20'7" x 8'4")

Double glazed glass panel double doors to rear, up and over door to front, power and lighting connected, stairs to office area.

Office:

6.07m x 2.46m (19'11" x 8'1")

Double glazed windows to front and rear, wood flooring, double panel radiator.

Externally:

A paved side driveway to garage, a private enclosed rear garden with a good sized patio area, outside tap, 9 steps to a mature garden with feature fish pond, various flowers, trees and shrubs, vegetable plot, greenhouse and garden shed.



Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

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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 them are for information only and not guaranteed.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

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