



Mountain Road, Upper Brynamman, Ammanford, SA18

Offers In Region Of £139,950



Calow Evans
Estate Agents

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Mountain Road, Upper Brynamman, Ammanford, SA18

NO CHAIN.

A three bedroom cottage situated on the edge of The Brecon Beacons National Park in the village of Brynamman. The property benefits from good sized accommodation and views to the rear, two reception rooms, ground floor bathroom and first floor WC. A mature garden to the rear enjoys views and an open aspect.

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.





Entrance Hallway:

Stairs to first floor, single panel radiator.

Lounge:

5.13m x 3.66m (16'10" x 12'0")

Double glazed window to rear, single panel radiator.

Dining Room:

3.12m x 3.07m (10'3" x 10'1")

Double glazed window to front, double panel radiator.





Kitchen:

3.48m x 2.77m (11'5" x 9'1")

Double glazed window to side, fitted with a range of wall and base units, single bowl sink unit and draining board, plumbing for washing machine, part tiled walls, cooker space, oil boiler providing domestic hot water and central heating.

Bathroom:

2.69m x 2.69m (8'10" x 5'5" / 8'10")

Two double glazed windows to rear, suite comprises panelled bath, WC, pedestal wash hand basin, shower area with drainage, double panel radiator.

First Floor Landing:

Entrance to loft.

Bedroom One:

3.51m x 3.38m (11'6" x 11'1")

Double glazed window to rear with views, single panel radiator.

Bedroom Two:

3.4m x 3.28m (11'2" x 10'9")

Double glazed window to front, single panel radiator.

Bedroom Three:

2.08m x 1.75m (6'10" x 5'9")

Double glazed window to rear with views, single panel radiator.

Cloakroom:

1.75m x 1.12m (5'9" x 3'8")

Double glazed window to front, WC, pedestal wash hand basin, single panel radiator.

Externally:

A small enclosed frontage, a good sized mature garden with views and open aspect to the rear, two storage sheds. Please note the property enjoys pedestrian access to the rear of the neighbouring property.

Services:

We are advised mains water, electricity and drainage are connected, oil fired central heating.





Tenure:

Freehold.

Council Tax:

B.

Broadband/Mobile Phone Coverage:

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

Directions:

From our Ammanford office proceed to the traffic lights turn left onto High Street. Proceed to the next junction in Pontamman and turn left. Proceed through the village of Glanamman , Garnant and onto Heol Cae Gurwen. On reaching the railway crossing turn left before signposted Brynamman. Proceed through Lower and Upper Brynamman. On approaching the mini roundabout in Upper Brynamman take the first exit onto Mountain Road and proceed to the top of the road whereby the property will be located on the right hand side as identified by our for sale board.

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