



Llandeilo Road, Upper Brynamman, Ammanford, SA18

Offers In Region Of £135,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Llandeilo Road, Upper Brynamman, Ammanford, SA18

A well presented three bedroom mid terraced property situated on a side road in the village of Upper Brynamman. The property offers good sized living accommodation and boast a wrap around decking balcony overlooking a large garden and enjoying beautiful views to the rear. A basement room which offers versatile use which is an ideal hobby room of for those that need to work from home with an adjacent WC and wood store area. A large garden to the rear ideal for garden enthusiasts or families with young children and pets. There is gas fired central heating and double glazing to the property.

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, stairs to first floor, single panel radiator.

Lounge/Dining Room:

7.16m x 4.9m (23'6" x 9'11"/16'1")

Double glazed windows to front and rear, laminate flooring, feature fireplace with tiled inset with multi fuel fire and wooden mantle, understairs storage cupboard, two double panel radiators.

Kitchen:

3.23m x 2.97m (10'7" x 9'9")

Double glazed window to side, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, electric hob and oven with extractor fan over, walls tiled to ceiling, tiled floor, double panel radiator.





Utility Room/Study:

2.79m x 2.69m (9'2" x 8'10")

Double glazed windows to side and rear with views, tiled floor, plumbing for washing machine and dishwasher, cupboard housing gas boiler providing domestic hot water and central heating, single panel radiator.

First Floor Landing:

Single panel radiator.

Bedroom One:

3.25m x 3.1m (10'8"/9'3" x 10'2")

Double glazed window to rear with views, wall light connections, fitted wardrobes, single panel radiator.

Bedroom Two:

3.25m x 2.82m (10'8" x 9'3")

Double glazed window to front, single panel radiator.

Bedroom Three:

3.25m x 2.13m (10'8" x 3'8"/7'0")

Double glazed window to front, single panel radiator.

Bathroom:

2.84m x 1.83m (9'4" x 6'0")

Double glazed window to rear with views, suite comprises panelled bath, WC, wash hand basin in vanity unit, shower enclosure with tiled splashback, walls tiled to ceiling, heated towel rail.

Externally:

A small enclosed frontage, to the rear a wrap around decking balcony with lovely views, steps down to the rear garden, basement room and workshop/wood store and WC, good sized garden laid to lawn with fruit trees, gravelled seating area and space for a hot tub, flower beds.

Basement Room:

2.95m x 2.54m (9'8" x 8'4")

A versatile room which is ideal for those that work from home, hot and cold water plumbing, porcelain tiled floor, downlighters, wash hand basin.

Services:

We are advised that main services are connected.





Tenure:

Freehold.

Council Tax:

B.

Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the 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.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128