



Mountain Road, Upper Brynamman, Ammanford, SA18

Guide Price £50,000



Calow Evans
Estate Agents

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Mountain Road, Upper Brynamman, Ammanford, SA18

For Sale by Unconditional Auction – Guide price £50,000 - £55,000 plus fees.

Auction Date – 30/7/2025 - Town & Country Property Auctions.

An opportunity to purchase a former hardware store which benefits from a rear garden and garage situated in the village of Upper Brynamman. The property offers enormous potential to improve and convert (stpp) and would lend itself to various uses also potential for a building plot located to the rear (stpp).

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.





Auction:

Auction:

For Sale by Unconditional Auction – Guide price £45,000 - £50,000 plus fees.

Auction Date – 30/7/2025 - Town & Country Property Auctions.

Shop Front:

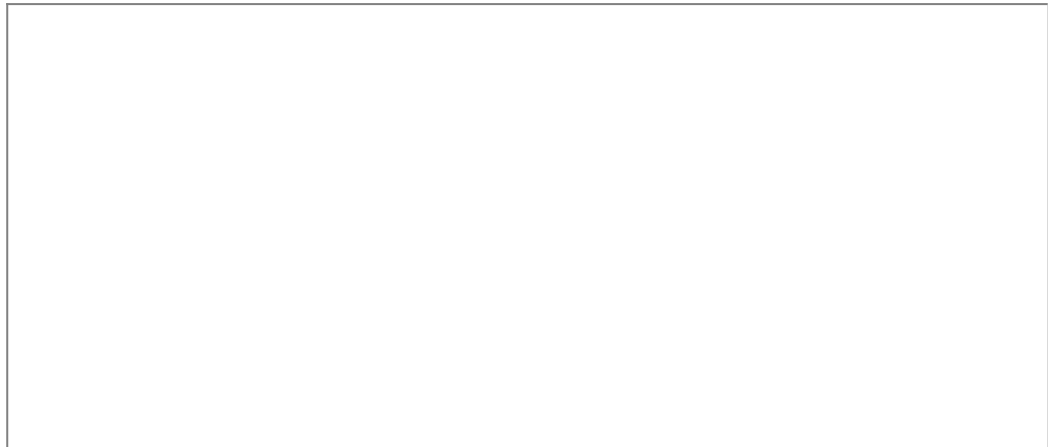
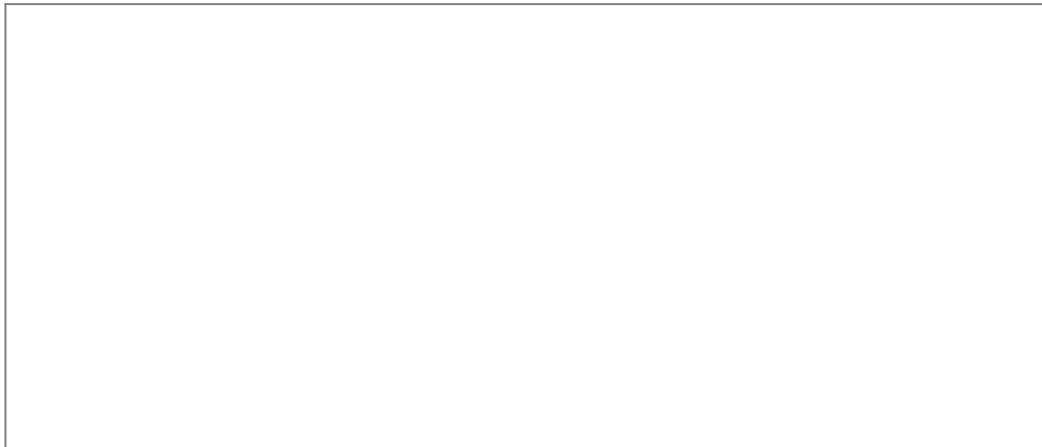
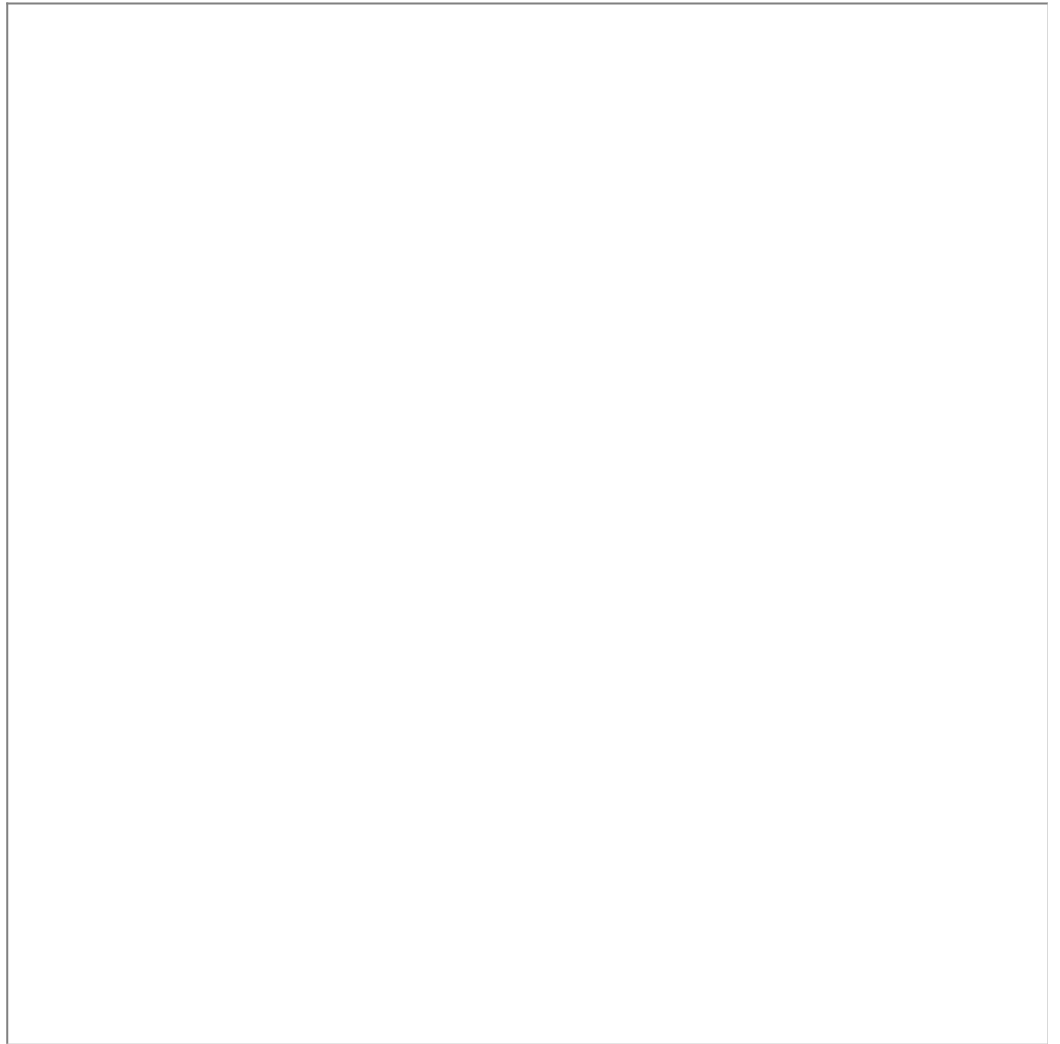
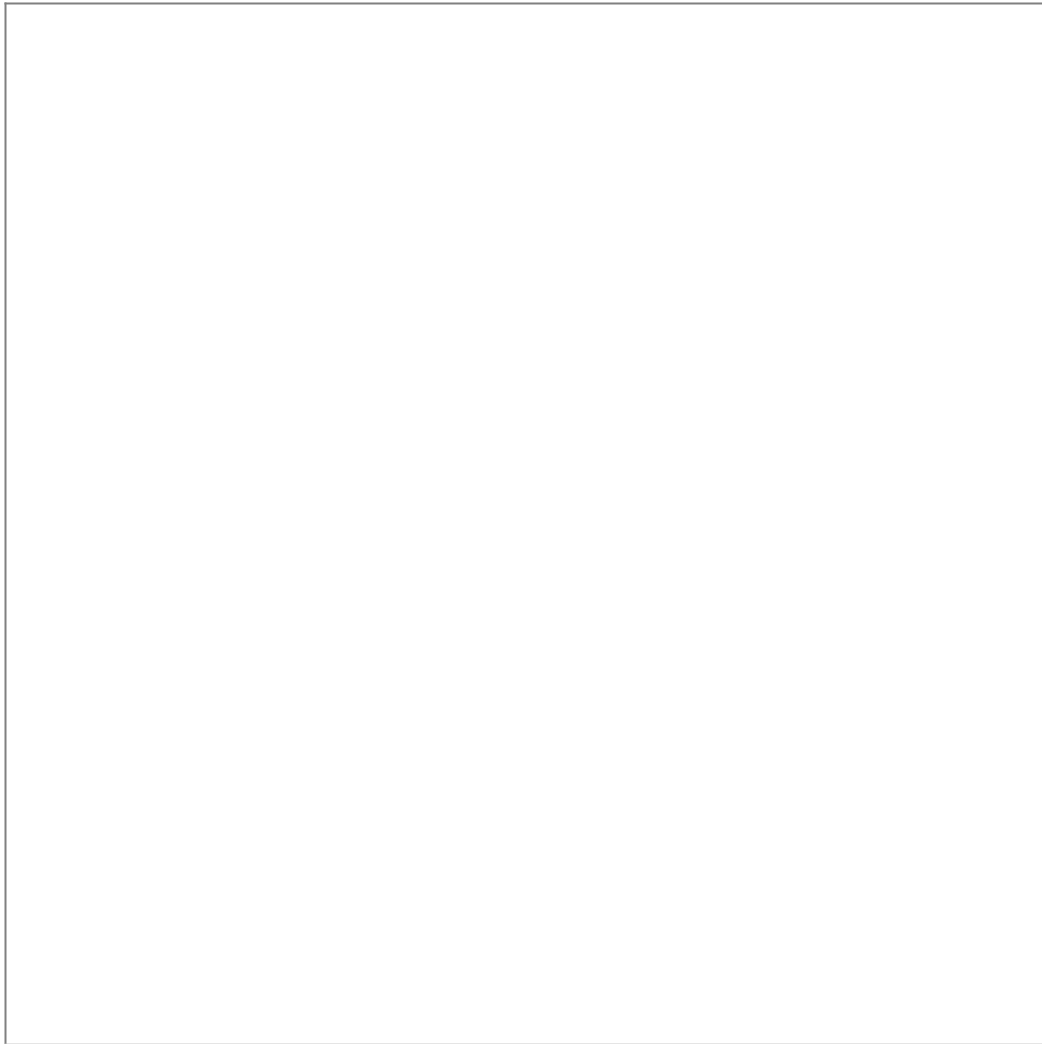
10.69m x 5.21m (35'1" x 17'1" narrowing to 7'8")

Shop window to front, stairs to basement.

Basement:

Divided basement rooms.





Garage:
6.78m x 5.28m (22'3" x 17'4")

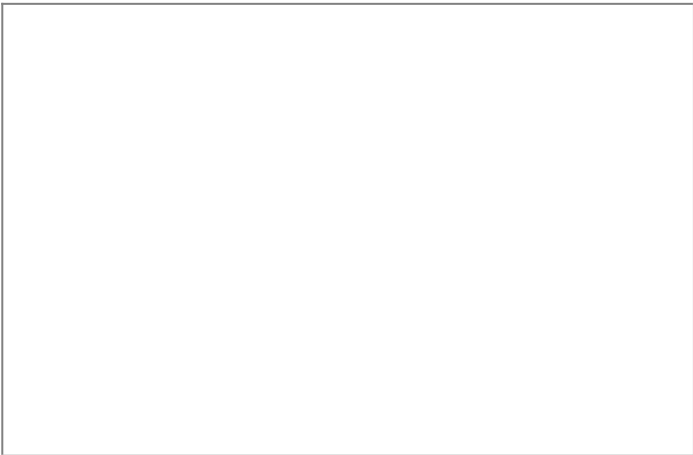
Sliding garage door, door to rear garden.

Externally:

The property is approached via a paved frontage. A side lane will lead to the detached garage with sliding garage doors with a rear door leading to the garden which is in need of attention but offers a potential building plot (stpp & subject to removing the garage).

Services:

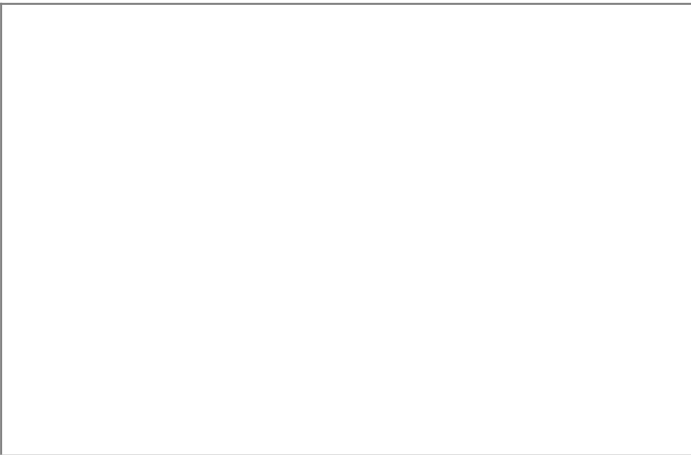
We are advised there is electricity connected to the property. Please note there is no water or drainage connected but the services are available subject to the necessary connection charges and prospective purchasers should make their own enquiries regarding the costs involved.



Tenure:
Freehold.

Rates:
There are no business rates applied to the property (to be confirmed).

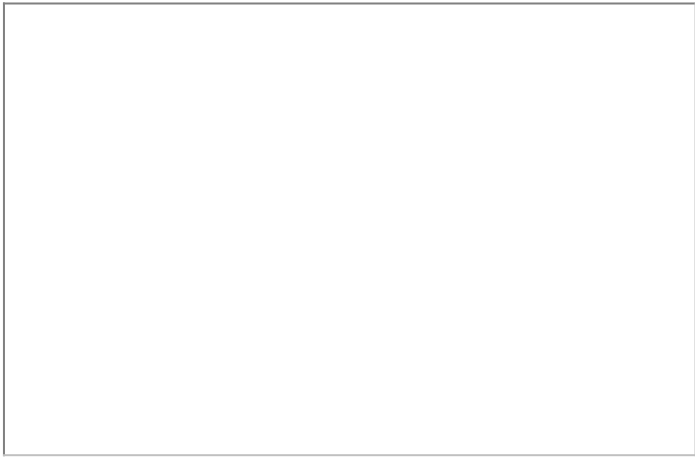
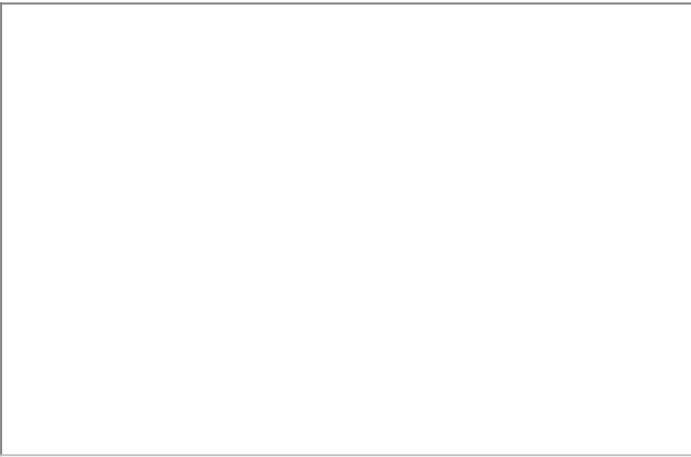
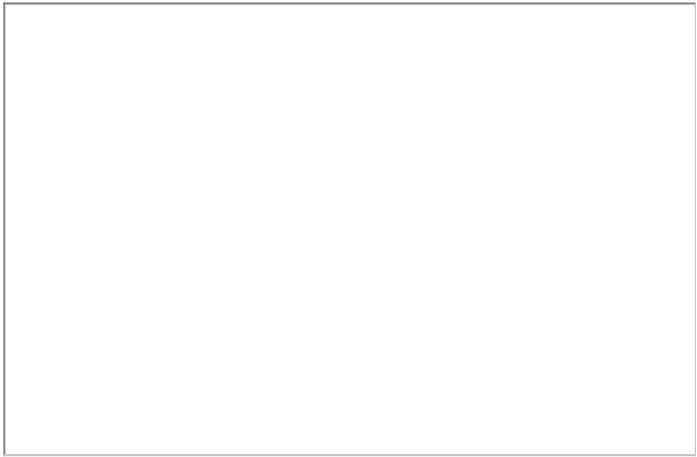
Broadband/Mobile Phone Coverage:
There is ultrafast broadband and mobile phone coverage in the area.



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 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.

Auction:
Buyers Premium
*** Plus 5% Buyers Premium + VAT**
Pre Auction Offers Are Considered
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make



**Address**

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Office Contact

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