



Pantydwr, Llandeilo Road, Upper Brynamman

Offers In Region Of £100,000

Pantydwr, Llandeilo Road, Upper Brynamman

Cash Buyers Only

A detached dormer property situated on a private road in the village of Upper Brynamman. Currently arranged as a two-bedroom home, the property offers excellent potential to be reconfigured to provide three-bedroom accommodation, subject to the necessary works. The property requires completion works, but presents an exciting opportunity for purchasers looking to add value. Benefits include oil-fired central heating and double glazing throughout. An integral garage provides further potential for conversion into additional living accommodation, subject to the necessary planning permissions. Externally, the property offers ample parking to the front, along with side and rear gardens. Please note that upon completion, the detached property will require demolition by the new owners.





Accommodation:

Entrance Hall/Utility Area

Double glazed window to side, two radiators, plumbing for washing machine.

Bedroom Two

3.2m x 3.12m (10'6" x 10'3")

Double glazed window to rear, radiator, door to integral garage.



Bathroom

2.26m x 1.75m (7'5" x 5'9")

Double glazed window to side, pedestal wash hand basin, panelled bath, WC.

Integral Garage

9.14m x 7.16m (30'0"/24'2" x 23'6")

Freestanding oil boiler providing domestic hot water & central heating.

First Floor Landing**Kitchen/Family Room**

Double glazed windows to front & side, two radiators, fitted with a range of wall & base units, eye-level oven, gas hob, extractor over, breakfast bar, sink & draining board unit.

Bedroom One

3.53m x 2.79m (11'7" x 9'2")

Double glazed window to side, radiator, walk in cupboard, potential en-suite.

Externally

Situated on good size plot offering ample parking, side & rear garden, oil tank.

Please note that upon completion, the detached property will require demolition by the new owners.

Tenure

Freehold

Services

We are advised mains services are connected.
Oil fired central heating.

Council Tax

N/A

Broadband Speed/Mobile Phone Coverage

We are advised that super-fast 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.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

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