



House - Detached (EPC Rating:) Freehold

LLANDEILO ROAD, UPPER BRYNAMMAN, AMMANFORD, SA18 1BE

Asking Price

£130,000

1 Bedroom House - Detached located in Ammanford

An ideal investment opportunity to purchase a detached building situated on a large plot in the village of Brynamman, which offers a primary school, a community-run cinema, and a pharmacy. Additional shopping, leisure facilities and schools are located approximately 6 miles away in Ammanford Town Centre, with convenient access to the M4 motorway at Junction 49. The accommodation comprises a first-floor one-bedroom flat with an open-plan kitchen and lounge area. The ground floor includes a bathroom, a reception room, and a large garage/storage area in need of renovation and completion. The property benefits from oil central heating, uPVC double glazing and ample parking. Title No. WA919292.

EPC - TBC. Freehold. CASH BUYERS ONLY

Ground Floor

With a side entrance door leading into...

Entrance Hall

With radiator and stairs to first floor.

Reception/Office Room

10'4" x 10'5"

With radiator and window to the rear.

Bathroom

8'3" x 5'8"

With low-level flush WC, pedestal wash hand basin, bath with plumbing for overhead shower, radiator, extractor fan, part tiled walls and window to the rear of the property.

Garage

29'4" x 23'3"

Large garage with electricity connected.

First Floor

Landing Area

With hatch to roof space.

Open Plan Kitchen/Lounge

24'2" x 12'11"

The kitchen features a range of base and wall units, one and a half bowl stainless steel sink with mixer taps, eye-level gas oven, gas hob, and plumbing for automatic washing machine. The area is finished with a tiled floor and part-tiled walls.

The lounge area has laminate flooring, radiator, side window, and double doors at the front, offering the potential for a balcony.

Bedroom 1

11'6" x 8'11"

With radiator, walk-in wardrobe and window to the rear of the property.

En-suite

Plumbing in situ for an en-suite.

External

The property offers ample parking for several vehicles. The double garage measures 8.92m x 6.02m, featuring a side entrance door and windows on the side and rear.

Services

Mains electricity, water, and drainage. Oil Tank.

TENURE

Freehold

NOTE

All photographs have been taken using a wide angle lens.

Any appliances and services listed on these details have not been tested.

VIEWINGS

By appointment with the selling agents on 01269 597949 or email on ammanford@thomasandthomas-property.co.uk

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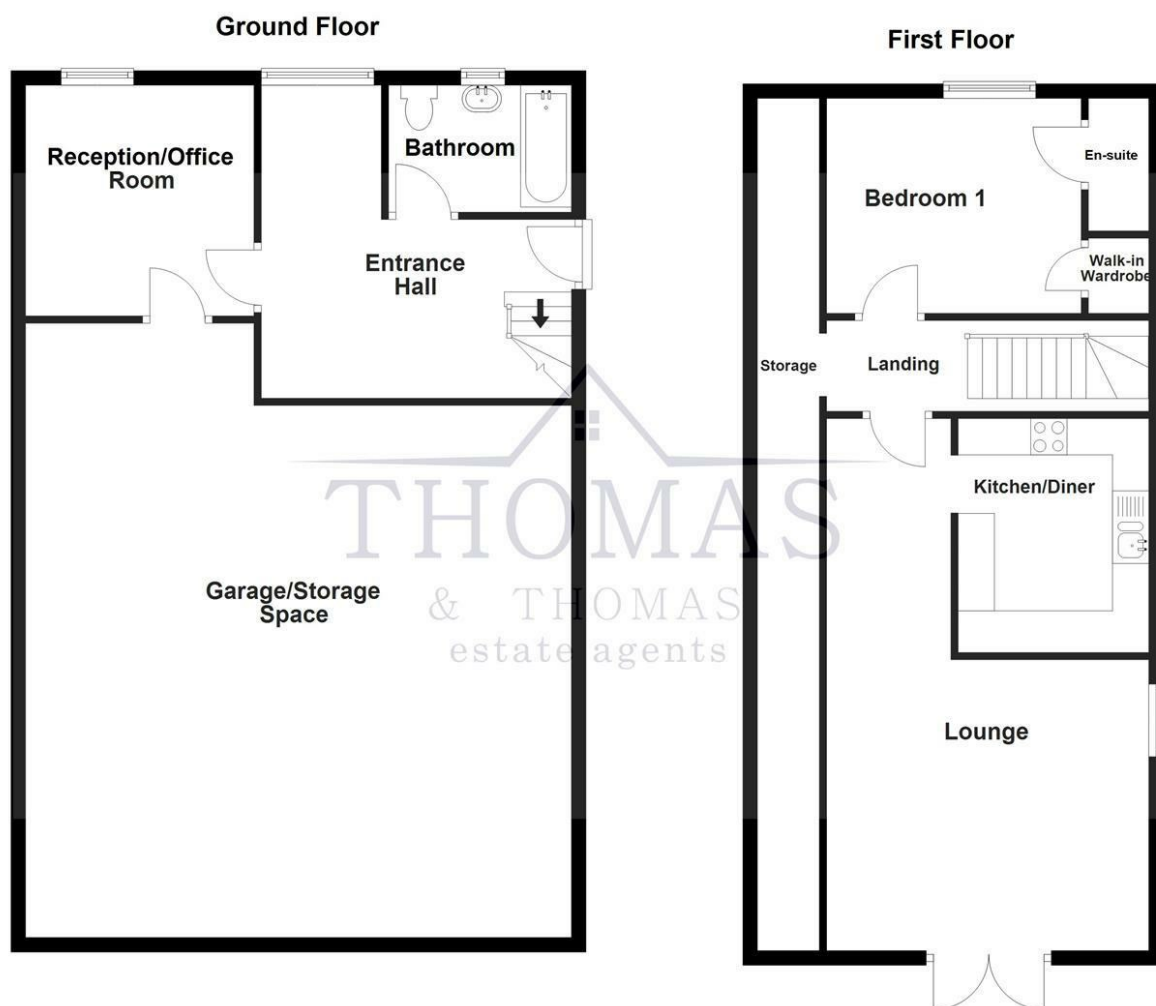
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Directions



Leave Ammanford on High Street, at the T junction turn left into Pontamman Road and travel approximately 4.5 miles into the village of Gwaun Cae Gurwen. Turn left into Brynamman Road just before the level crossing and travel a further 1.5 miles then just before the hairpin bend turn left onto Llandeilo Road, turn third right into Pant Y Dwr, and the property can be identified by our For Sale Board.





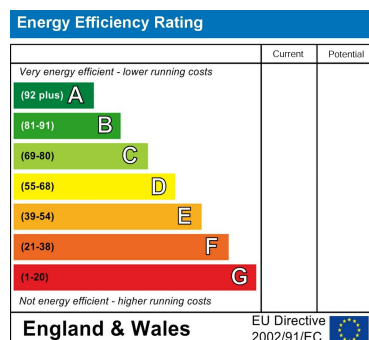
Council Tax Band

Call us on

01269 597949

ammanford@thomasandthomas-property.co.uk

Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

