



95 Mountain Road, Upper Brynamman, Ammanford, SA18 1AN

Offers in the region of £350,000

We have pleasure in offering for sale this delightful detached property located at the foot of the Black Mountain and the Brecon Beacons National Park. With superb views over the surrounding countryside the accommodation comprises entrance hall, lounge, sitting room, kitchen with dining area, utility/shower room, 3 double bedrooms and bathroom and benefits from oil central heating, uPVC double glazing, off road parking for 4+ cars and front and rear gardens.

The village of Brynamman offers a variety of amenities to include a modern Primary School, cinema, public houses, shops and Post Office with Ammanford town centre being approximately 8 miles distant.

Ground Floor

uPVC double glazed door into

Porch

with tiled floor, coat hooks and door to

Entrance Hall

with tiled floor, hatch to roof space, built in cupboard and textured ceiling.

Lounge

15'7" x 9'11" min (4.75 x 3.03 min)



with under stairs cupboard, radiator, textured and covered ceiling and uPVC double glazed window to rear.

Sitting Room

15'7" x 10'11" max (4.76 x 3.35 max)



with log burner in feature brick fireplace, radiator, coved ceiling and uPVC double glazed window to rear.

Dining Room

13'6" x 8'3" min (4.14 x 2.53 min)



with fitted book shelves, radiator, textured and beamed ceiling and uPVC double glazed window to front.

Kitchen

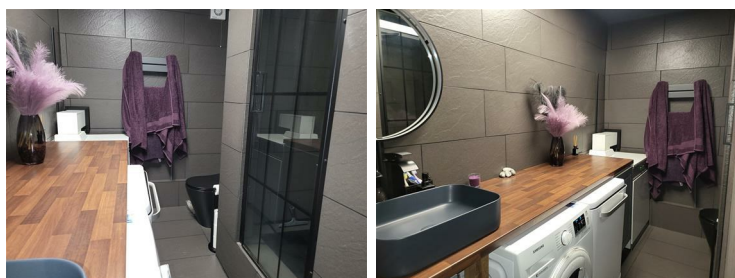
12'10" x 10'4" (3.92 x 3.17)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, Halogen hob with extractor over and oven under, part tiled walls, tiled floor, radiator, textured and beamed ceiling and uPVC double glazed window to side.

Utility/Shower Room

6'3" x 10'6" (1.91 x 3.22)



with single bowl sink unit, plumbing for dishwasher and washing machine, free standing oil boiler providing domestic hot water and central heating, tiled shower cubicle with mains shower, low level flush WC, tiled walls and floor, radiator and textured ceiling.

Inner Hall

with stairs to first floor and uPVC double glazed door to back garden.

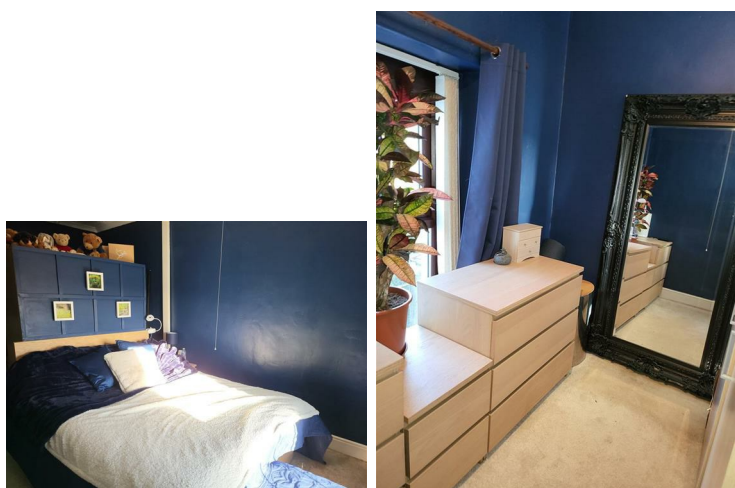
First Floor

Landing

with hatch to roof space, textured ceiling and uPVC double glazed window to rear.

Bedroom 1

15'10" x 8'4" (4.83 x 2.55)



with radiator, textured and coved ceiling and uPVC double glazed window to front and rear.

Bedroom 2

9'6" x 10'2" (2.92 x 3.11)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 3

10'1" x 10'7" (3.09 x 3.23)



with radiator, textured ceiling and uPVC double glazed window to side.

Bathroom

5'6" x 10'1" max 6'5" red to 6'5" (1.7 x 3.09 max 1.96 red to 1.96)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath, airing cupboard with radiator and slatted shelves, part tiled walls, radiator and uPVC double glazed window to front.

Outside



Paved patio and sun room, steps down to lawn with pond, block shed and fine views

to rear. Parking for several cars to side. Paved patio, outside light and outside tap to front.

Services

Mains electricity, water and drainage.

Council Tax Band

Band D.

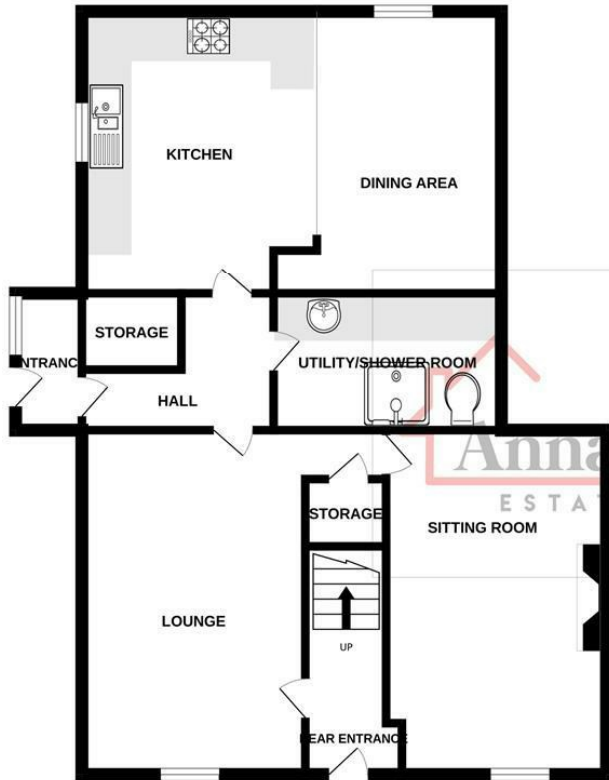
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen the turn left for Brynamman just before the railway crossing. continue on this road through the village of Brynamman to the round about at the top of the hill. Turn left onto Mountain Road and travel all the way to the cattle grid. Cross over the grid then turn immediate right and the property can be found on the left hand side identified by our For Sale board.

NOTE

All photographs are taken with a wide angle lens.

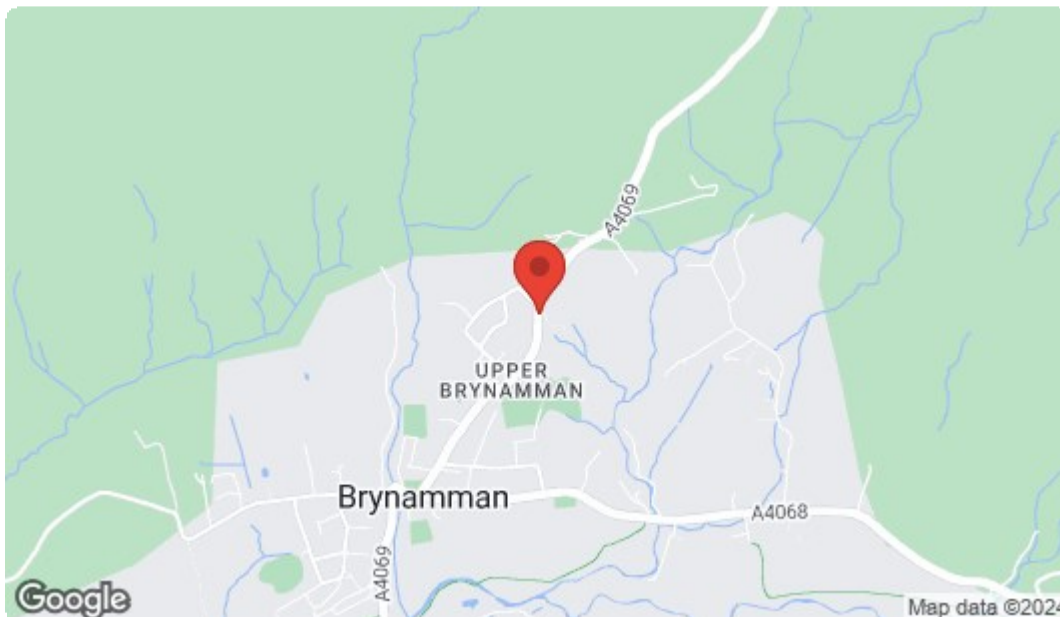
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81-91) A			83
(69-80) B			
(55-68) C			
(39-54) D		51	
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.