



15 Hall Street, Upper Brynamman, Ammanford, SA18 1SG

Offers in the region of £117,000

NO UPPER CHAIN....A mid terrace house situated in the centre of the village of Brynamman close to local amenities including cinema, shops, Post Office and Primary school and within approximately 7 miles of Ammanford town centre.

Accommodation briefly comprises lounge, kitchen, 2 bedrooms and bathroom. The property benefits from oil central heating, uPVC double glazing, off road parking for 2 cars and front and rear gardens. There is vehicular access to the front of the property.

Ground Floor

uPVC double glazed entrance door to

Lounge

22'3" x 13'11" (6.80 x 4.26)



with stairs to first floor, under stairs cupboard, wall mounted electric fire, laminate floor, 2 radiators and uPVC double glazed window to front and rear.

Kitchen

16'0" x 8'3" (4.88 x 2.52)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with oven under, plumbing for automatic washing machine, plumbing for automatic dishwasher, free standing oil boiler providing domestic hot water and central heating, part tiled walls, radiator, hatch to

roof space and uPVC double glazed window to side and rear and door to side.

First Floor

Landing

with hatch to roof space.

Bedroom 1

11'4" x 11'8" (3.46 x 3.56)



with radiator and uPVC double glazed window to front.

Bedroom 2

10'4" x 8'7" (3.17 x 2.63)



with radiator and uPVC double glazed window to rear.

Bathroom

7'4" x 5'5" (2.26 x 1.67)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps over and glass screen, part tiled walls, heated towel rail and uPVC double glazed window to rear.

Outside



with steps down to the rear of the property. Vehicular access to the front of the property leading to off road parking for two cars and onto lawned garden.

Services

Mains electricity, water and drainage.

Council Tax

Band B

NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles into the village of Gwaun Cae Gurwen and at the railway crossing turn left signposted Brynamman. Travel a further 1.5 miles then at the cinema turn sharp left into Hall Street then left again and the property can be found on the right hand side, identified by our For Sale board.

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		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) 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.