



26 Station Road, Upper Brynamman, Ammanford, SA18 1SF

Offers in the region of £135,000

An end terrace cottage 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 and 1.7 miles of the black mountain. Accommodation comprises lounge, kitchen, downstairs bathroom and 3 bedrooms. The property benefits from oil central heating, uPVC double glazing and enclosed front garden. There is a pedestrian right of way beyond the front gate of the garden (arranged by all 3 vendors in the row). EPC Rating: E

Ground floor

uPVC double glazed door to front.

Lounge

13'0" x 15'4" (3.98 x 4.69)



with stairs to first floor, under stairs cupboard, log burner, 1 alcove, radiator, textured ceiling and uPVC double glazed window to front.

Kitchen

7'5" x 8'2" (2.27 x 2.51)



with range of fitted base and wall units, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for automatic washing machine, Respatex alls, radiator, textured ceiling and 2 uPVC double glazed windows to rear.

Downstairs Bathroom

7'6" x 7'10" (2.31 x 2.39)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, Respatex walls, textured ceiling, extractor fan, radiator and uPVC double glazed window to rear.

First Floor

Landing

Bedroom 1

9'10" x 12'3" (3.00 x 3.75)



with 2 built in cupboards, hatch to roof space, radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 2

10'9" x 7'10" (3.30 x 2.39)



with radiator, textured, beamed and sloping ceiling and uPVC double glazed window to rear and Fakro window to rear.

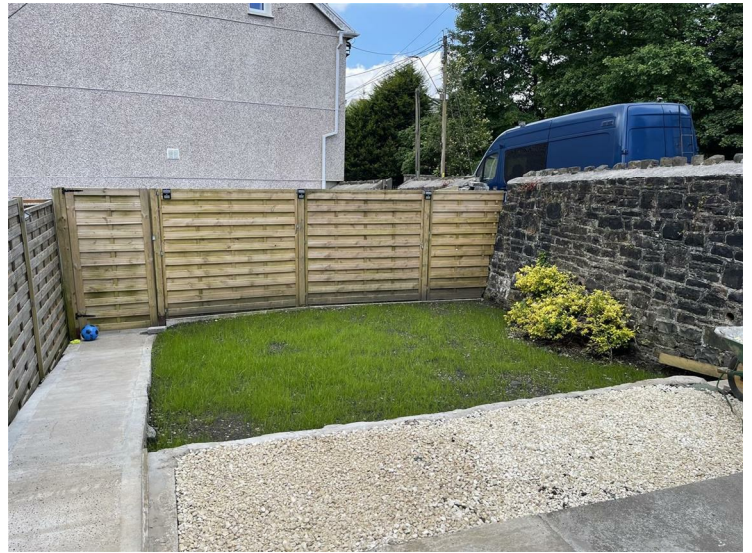
Bedroom 3

7'11" x 8'6" (2.42 x 2.60)



with radiator, textured, beamed and sloping ceiling and Fakro window to rear.

Outside



with lawned and paved garden to front, outside oil boiler providing domestic hot water and central heating. There is a pedestrian right of way to the front of the property beyond the fence (arranged and agreed by all the vendors in the row).

Services

Mains electricity, water and drainage.

Council Tax

Band A

NOTE

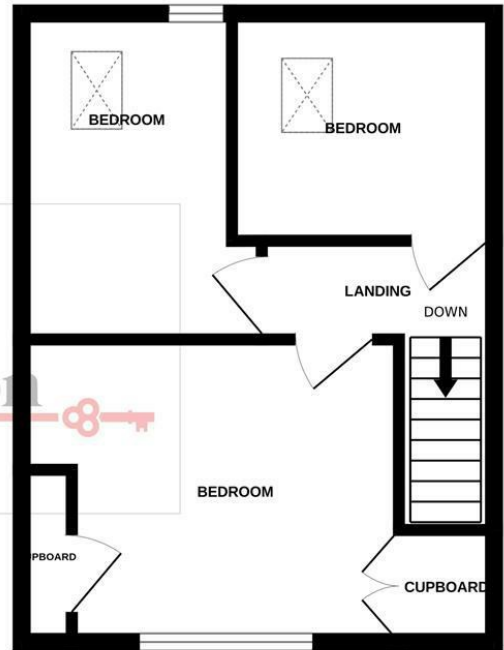
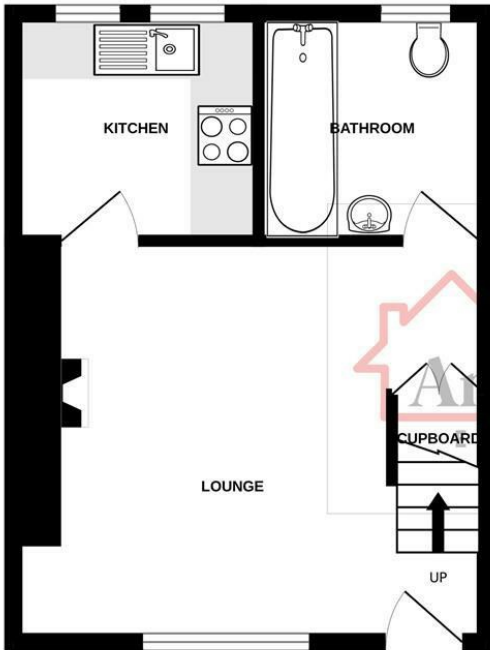
All photographs are taken with a wide angle lens.

Directions

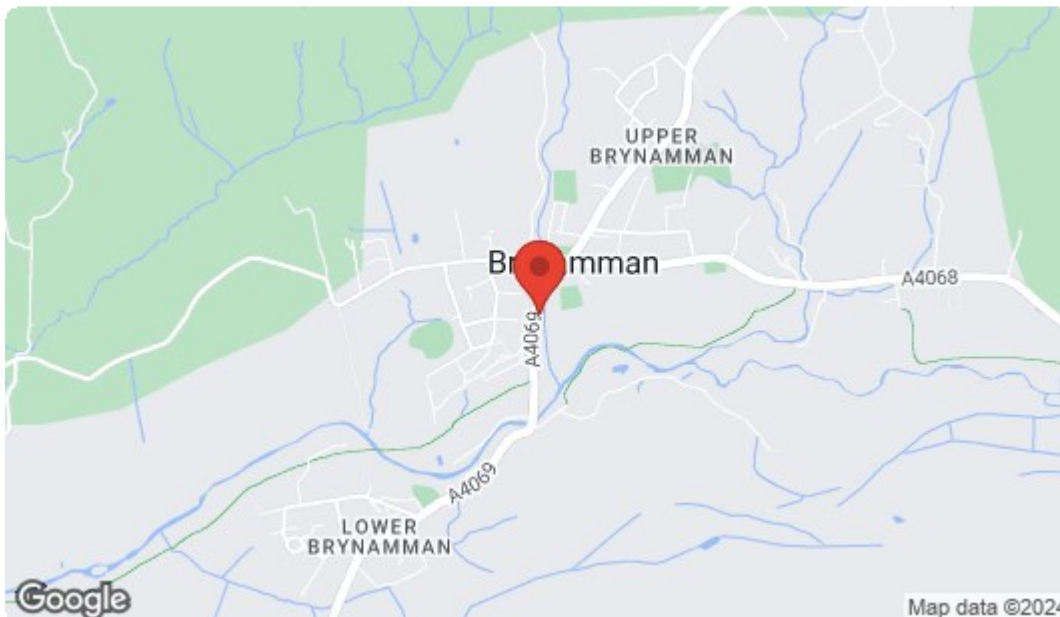
Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles into the village of Gwaun Cae Gurwen and at the railway crossing turn left signposted Brynamman. Follow the road for approximately 1 and half miles past the Cinema and the property can be found on the left 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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.