



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

Offers in the region of £165,000

A stone double fronted end terrace cottage in need of some completions works 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 comprises entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom. The property benefits from gas central heating, uPVC double glazing and enclosed rear garden with outdoor utility room.

Ground Floor

uPVC double glazed entrance door with stained glass to

Entrance Hall

with stairs to first floor, radiator and tiled floor.

Lounge

13'6" x 8'9" (4.12 x 2.69)



with multi fuel burner, radiator, coved ceiling and uPVC double glazed window to front.

Dining Room

13'5" x 9'2" (4.10 x 2.80)



with feature fireplace, natural stone feature wall, radiator, coved ceiling and uPVC double glazed window to front. Arch to

Kitchen

5'2" x 22'0" (1.59 x 6.71)



with range of fitted base and wall units, single drainer sink unit with mixer taps, free standing electric cooker with extractor over, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, tiled floor, radiator, textured and coved ceiling and 2 uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space and built in storage cupboard

Bedroom 1

10'11" x 9'0" red to 8'8" (3.34 x 2.75 red to 2.66)



with beamed ceiling, radiator and uPVC double glazed window to front.

Bedroom 2

10'9" x 10'0" red to 6'10" (3.28 x 3.05 red to 2.10)



with radiator and uPVC double glazed window to front.

Bedroom 3

7'8" x 6'9" (2.36 x 2.06)



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

Bathroom

7'7" x 9'11" (2.33 x 3.03)



with low level flush WC, pedestal wash hand basin, panelled bath with mixer shower, part tiled walls, tiled floor, extractor fan, radiator, beamed ceiling and uPVC double glazed window to rear.

Rear Hall/Lean to



with decked floor and opening to

Storage Room

7'3" x 6'9" (2.23 x 2.08)



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.

with power and light connected, hatch to roof space and painted stone walls.

Outside



with pedestrian right of way to the front of the property, garden to front, side gate to the rear garden with cobble pathway, steps up to rear garden with lawned area and mature shrubs and trees.

Services

Mains gas, electricity, water and drainage.

Council Tax

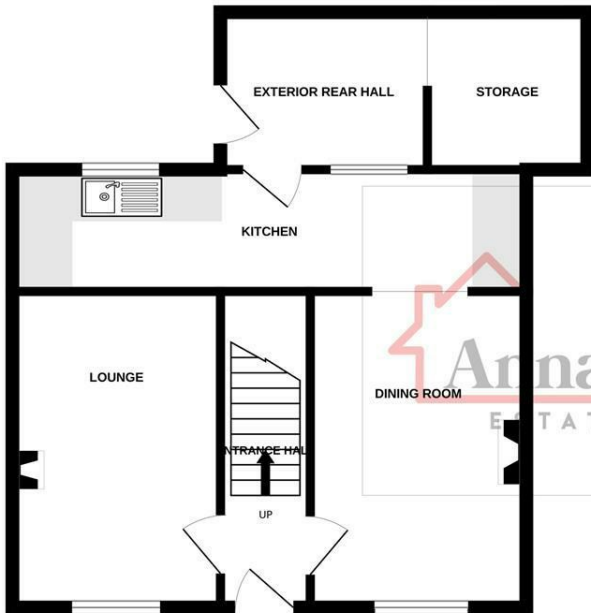
Band A

NOTE

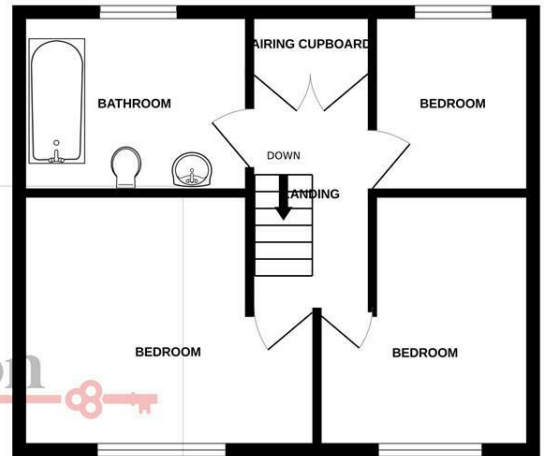
All photographs are taken with a wide angle lens.

Directions

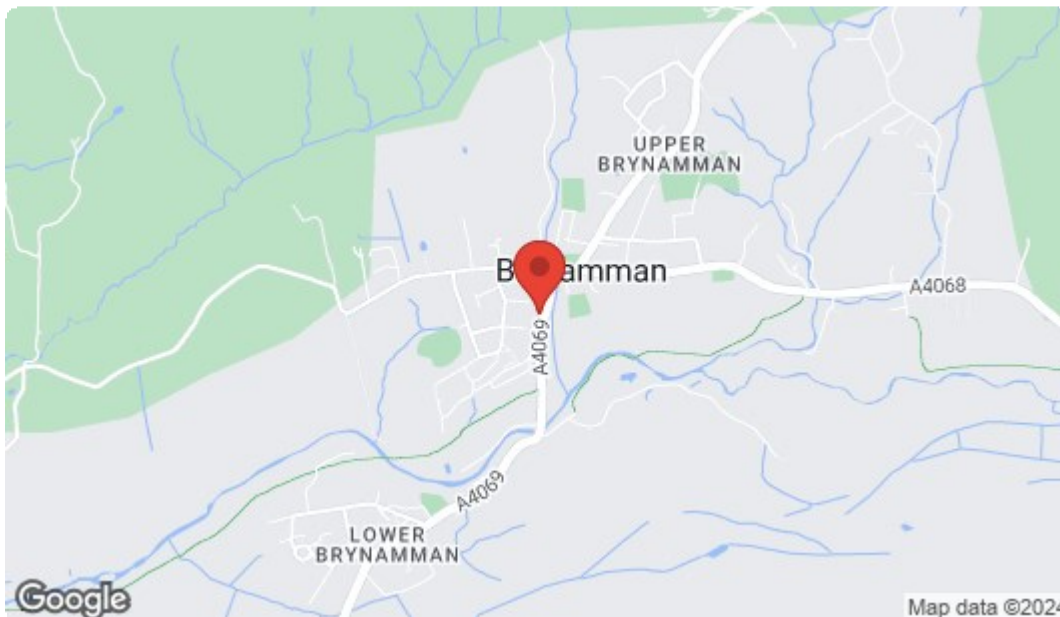
GROUND FLOOR



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	62	
(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		
(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.