



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

Offers in the region of £150,000

A mid terrace house set on the edge the Brecon Beacons National Park within the village of Upper Brynamman with its range of shops, modern Primary School, pubs and cinema and within approximately 8 miles of Ammanford town centre. Accommodation comprises entrance hall, sitting room, lounge, kitchen, bathroom and 3 bedrooms and benefits from oil central heating, uPVC double glazing, rear garden and fine views.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor and radiator.

Sitting Room

10'3" x 10'0" (3.13 x 3.07)



with radiator and uPVC double glazed window to front.

Lounge

12'2" x 17'10" (3.71 x 5.45)



with radiator and uPVC double glazed window to rear.

Kitchen

11'6" x 9'1" (3.51 x 2.77)



with base and wall units, leaded display cabinet, stainless steel single drainer sink unit with mixer tap, electric cooker point, plumbing for automatic washing machine, space for fridge freezer, freestanding oil boiler providing domestic hot water and central heating, part tiled walls and uPVC double glazed window to side and door to

Rear Hall

with uPVC double glazed door to side.

Wet Room

8'9" x 8'10" (2.67 x 2.71)



with low level flush WC, pedestal wash hand basin, panelled bath, mains shower, part tiled walls and 2 uPVC double glazed windows to rear.

First Floor

Landing

with hatch to roof space.

Bedroom 1

10'9" x 11'2" (3.28 x 3.42)



with radiator and uPVC double glazed window to front.

Bedroom 2

11'6" x 11'1" (3.51 x 3.40)



with radiator and uPVC double glazed window to rear.

Bedroom 3

6'10" x 5'9" (2.09 x 1.77)



with uPVC double glazed window to rear.

WC

3'8" x 5'9" (1.12 x 1.77)



with low level flush WC, pedestal wash hand basin, radiator and uPVC double glazed window to front.

Outside



Enclosed paved garden to front.
Rear garden with paved area, over grown

lawn and gravelled area with views over surrounding countryside.

Block Shed

14'8" x 9'5" (4.48 x 2.88)

with power and light connected, oil tank and windows to side and rear.

Coal Shed

14'8" x 5'2" (4.48 x 1.59)

with light connected.

Services

Mains water, electricity and drainage. Oil tank.

Council Tax

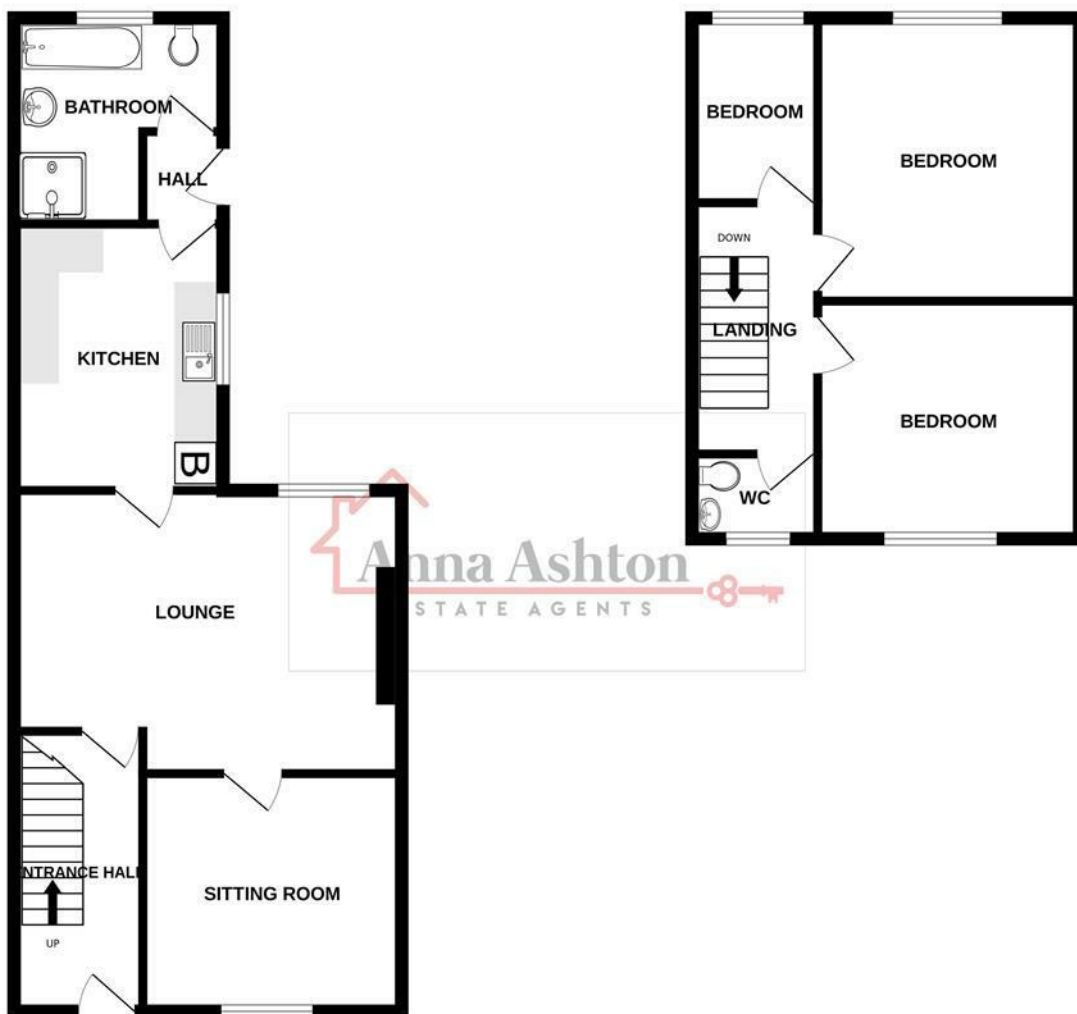
Band B

Directions

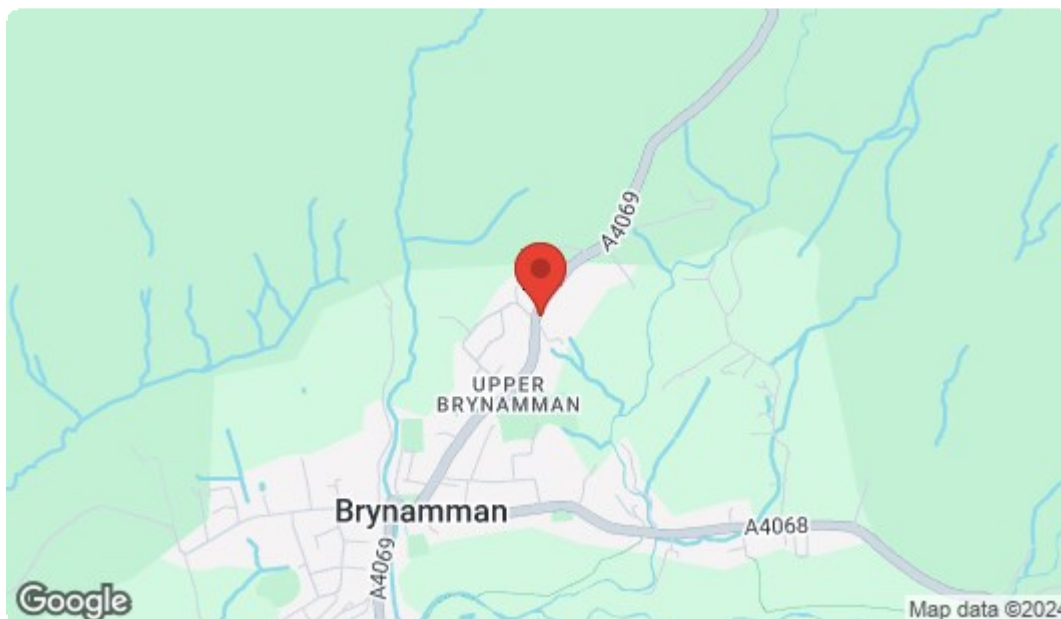
Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles into the village of Gwaun Cae Gurwen and at the railway crossing turn left signposted Brynamman. Travel a further 2 miles then at the mini roundabout take the first exit onto Mountain Road. Proceed up the hill and the property can be found on the right hand side, identified by our For Sale board.

NOTES

All photographs are taken with a wide angle lens.



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			79
(69-80) C			
(55-68) D		45	
(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			73
(69-80) C			
(55-68) D			
(39-54) E		40	
(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.