



**118 Mountain Road, Upper Brynamman, Ammanford, SA18 1AN**

**Offers in the region of £325,000**

A substantial detached Public House and restaurant situated on the main road in the village of Brynamman at the foot of the Brecon Beacons National Park. Well appointed lounge bar and dining room. Large first floor living accommodation with lounge, sitting room, dining room, kitchen, 4 double bedrooms two with en suites and bathroom. The property benefits from oil central heating, uPVC double glazing, front and rear car park, seating areas and lawned garden. Viewing highly recommended.

## Pub

### Ground Floor

Part glazed door to

### Porch

5'7" x 5'8" (1.72 x 1.75)

tongue and groove to half walls, tiled floor and door to

### Bar

29'0" x 44'5" (8.86 x 13.54)



with Bar area, 4 radiators, downlights and uPVC double glazed window to side and rear and French doors to rear.

### L shaped Lounge

30'6" x 25'0" (9.3 x 7.63)



with fireplace, under stairs cupboard, 4 radiators, tiled floor, bar area, textured and beamed ceiling and 2 uPVC double glazed window to front. Door to porch.

### Porch

5'1" x 5'8" (1.57 x 1.73)

with tiled floor and wooden window to side.

## Kitchen

15'8" x 15'0" min (4.78 x 4.59 min)



with stainless steel surfaces and twin sink, part tiled walls, radiator and uPVC double glazed window to side and rear and door to side.

### Rear Hall

18'8" x 3'1" (5.71 x 0.96)

### Ladies WC

11'8" x 7'6" (3.56 x 2.31)



with 2 cubicles, 2 sinks and 3 windows (2 to front and 1 to side)

## Gents WC

9'3" x 11'8" (2.84 x 3.57)



with 4 urinals, 1 cubicle and 1 sink.

## Cellar

6'11" x 12'8" (2.12 x 3.88)



with 8 pumps.

## Store Room

8'2" x 12'9" (2.5 x 3.9)

with door to front.

## Rear Porch

4'9" x 6'6" (1.45 x 1.99)

with door to rear.

## Accommodation

### Entrance Hall

with stairs to ground floor, wood floor and textured ceiling.

## Dining Room

12'9" x 15'3" (3.91 x 4.66)

with 2 radiators, textured and coved ceiling and uPVC double glazed window to front.

## Bathroom

7'10" x 10'6" (2.39 x 3.21)



with low level flush WC, vanity wash hand basin with cupboards under, P shape panelled bath with electric shower over and glass screen, part tiled walls, built in cupboard with hot water cylinder, radiator and uPVC double glazed window to side.

## Kitchen

9'3" x 10'7" (2.83 x 3.24)



with range of fitted base and wall units, display cabinets, one and half bowl sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, plumbing for

automatic washing machine, textured ceiling and uPVC double glazed window to side.

**Lounge**

15'11" x 21'8" (4.87 x 6.61)  
with electric fire in feature surround, wood floor, radiator, coved ceiling and uPVC double glazed French doors to rear.

**Sitting Room**

22'0" x 10'6" max (6.71 x 3.21 max)



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

**Hall**

with uPVC double glazed window to side, hatch to roof space, wood floor, radiator, coat hooks and textured ceiling.

**Bedroom 1**

12'10" x 11'7" (3.92 x 3.55)



with wood floor, radiator, textured ceiling and uPVC double glazed window to front.

**En Suite**

9'1" x 2'7" (2.79 x 0.80)



with low level flush WC, vanity wash hand basin, shower cubicle with electric shower, tiled floor, tiled walls, extractor fan and textured ceiling.

## Bedroom 2

12'10" max x 14'0" max (3.92 max x 4.29 max)



with wood floor, radiator, textured ceiling and uPVC double glazed window to front.

## En Suite

4'11" x 5'1" (1.51 x 1.57)



with low level flush WC, vanity wash hand basin, shower cubicle with electric shower, extractor fan, textured ceiling and tiled walls and floor.

## Bedroom 3

11'9" x 10'6" (3.59 x 3.21 )



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

## Bedroom 4

11'9" x 11'5" (3.59 x 3.50)



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

## Outside



with off road parking to front, large rear car park, covered seating area, lawned garden

and garden to side for beer garden. Brick built shed. External oil boiler providing domestic hot water and central heating.

### **Services**

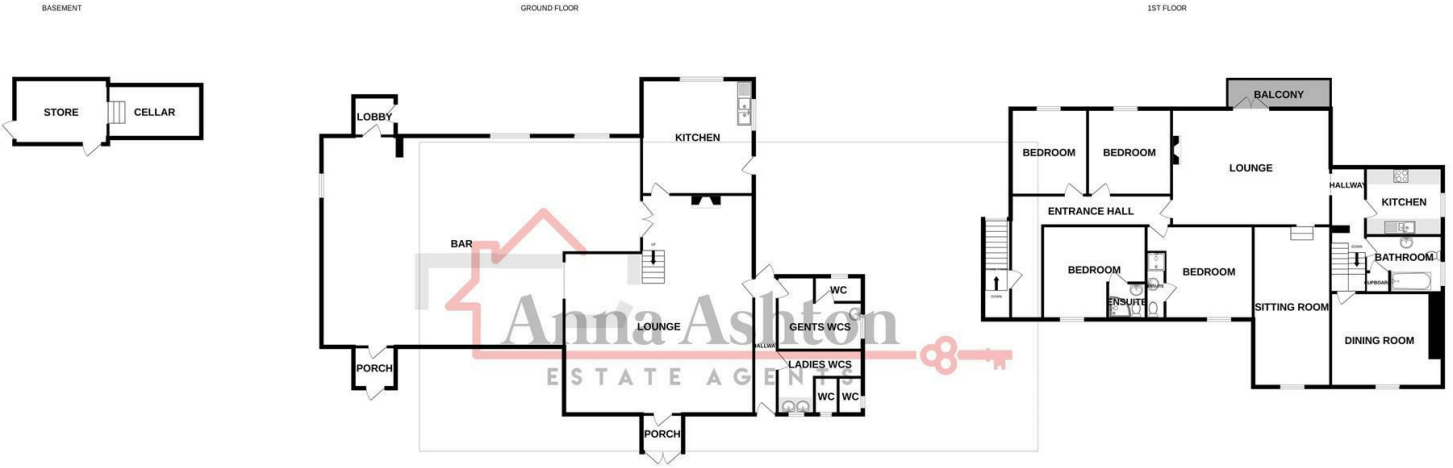
Mains electricity and water. Oil central heating

### **NOTE**

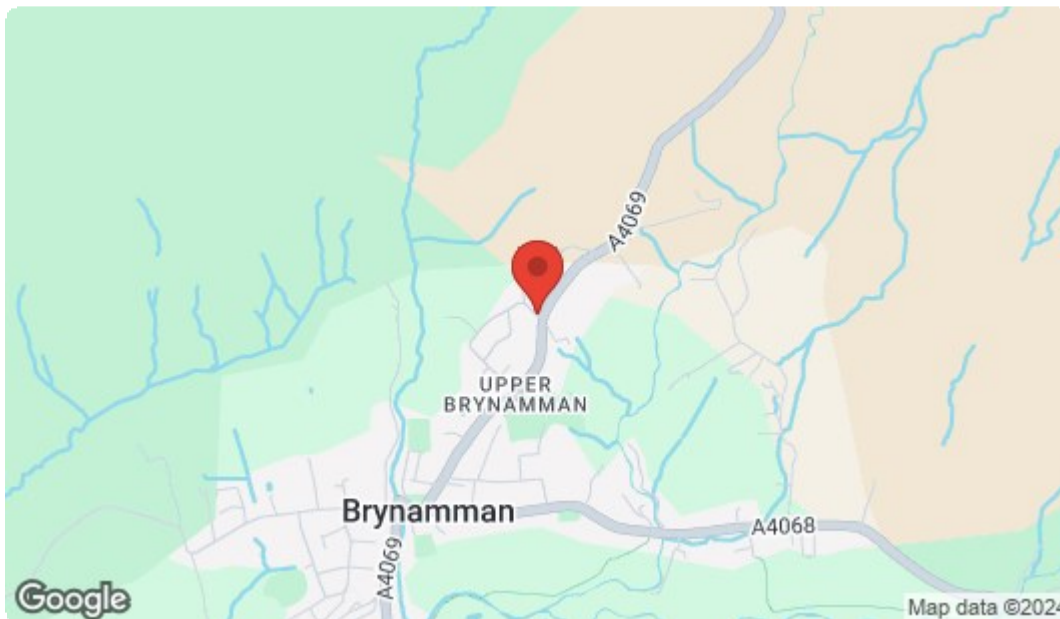
All internal photographs are taken with a wide angle lens.

### **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 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 left hand side, identified by our For Sale board.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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