

**53 Station Road  
Upper Brynamman  
Ammanford  
Carmarthenshire.  
SA18 1SH**

**Price £69,999**



- Semi detached commercial property
- A3 licence
- Shop front, kitchen
- Bathroom and three rooms to first floor
- Parking, rear outside area
- EPC Rating C

### **General Description**

Semi detached commercial property with A3 licence formerly an Indian takeaway in the village of Brynamman close to local amenities and approximately 7 miles from Ammanford town centre and further amenities.



**EPC Rating: C64**

# Station Road, Upper Brynamman, Ammanford, Carmarthenshire.

## Property Description

We have the pleasure in offering for sale this semi detached commercial property with A3 licence, formerly an Indian takeaway, in the village of Brynamman close to local amenities including public houses, cinema, fair ground and within close proximity to the Brecon Beacons National Park. The property is approximately 7 miles from Ammanford town centre and further amenities.

The accommodation briefly comprises entrance shop front, kitchen, side hall, landing, bathroom and three rooms.

The property benefits from LPG gas fired central heating, parking and rear outside area.

CTFCP

## Upvc glazed door to

### Shop Front (15' 4" x 9' 1") or (4.67m x 2.76m)

Two windows to front, polystyrene tiles to ceiling, shop counter, seating.

### Kitchen (17' 4" Max x 15' 5") or (5.29m Max x 4.70m)

Upvc door to rear, sunk unit, tiled floor.

### Side Hall

Stairs to first floor.

### Landing

Upvc glazed window to rear.

### Bathroom (13' 2" x 6' 0") or (4.01m x 1.83m)

Upvc glazed window to rear, radiator, pedestal wash hand basin, close coupled Wc, bath, part tiled walls.

### Landing (2nd)

### Room 3 (14' 4" Max x 11' 5" Max) or (4.37m Max x 3.47m Max)

L-shaped.

Wooden window to front, wood cladding to walls, radiator.

### Room 1 (16' 8" x 13' 7") or (5.07m x 4.14m)

Wooden window to front, textured and coved ceiling, wood cladding to walls, radiator.

### Room 2 (14' 3" x 13' 2") or (4.35m x 4.02m)

Upvc glazed window to rear, radiator, Vokera LPG gas fired boiler controlling domestic hot water and central heating.

### Outside

Covered alley way to side for access to rear.

Potential parking area.

Rear overgrown outside area.

### Agents Notes

There is a right of access for the neighbouring property under the covered alley way and to the rear of the property.

There is knotweed present at the property.

### Broadband and Mobile phone

There is Superfast broadband available in the area.

There is mobile phone coverage in the area.

### Services

Mains electricity, mains water, mains drainage, LPG gas, freehold.

### Tenure

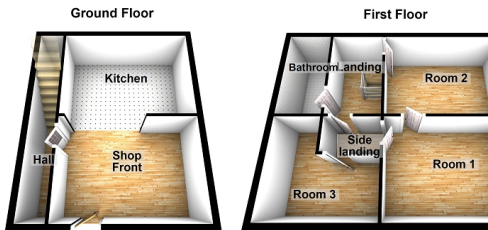
Freehold

### Council Tax

Not Specified

### Directions

Leave Ammanford on High Street turning left at the t-junction. Proceed through the villages of Glanamman and Garnant and on entering Gwaun Cae Gurwen turn left before the level crossing towards Brynamman. Proceed through Lower Brynamman into Upper Brynamman where the property can be found on the left hand side.



### Important notice

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### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).