

**28 Station Road  
Upper Brynamman  
Ammanford  
Carmarthenshire  
SA18 1SF**

Price **£110,000**



- Two bedroom mid terrace cottage
- Lounge, kitchen, bathroom
- Upvc glazing
- Electric heating/ multi fuel burner
- Front garden
- Foot of the Brecon Beacons National Park
- No forward chain

### General Description

We have pleasure in offering for sale this two bedroom characterful mid terrace cottage at the foot of the Brecon Beacons National Park in the village of Brynamman, close to local amenities including, shops, cinema, post office, public houses, restaurant, primary school and approximately 7 miles from Ammanford town centre with further amenities including banking, shops, secondary school, leisure centre, places of worship, bus station, train station and approximately 7 miles from junction 49 of the M4.



**EPC Rating: E40**

# Station Road, Upper Brynamman, Ammanford, Carmarthenshire.

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The accommodation briefly comprises lounge, bathroom, kitchen and two bedrooms.

The property benefits from upvc glazing, electric heating/multi fuel burner, front garden.

## Upvc glazed door to

### Lounge (15' 9" x 12' 8") or (4.79m x 3.87m)

Upvc glazed window to front, electric radiator, exposed beam ceiling, laminate flooring, multi fuel burner with oak beam and tiled hearth, stairs to first floor.

### Bathroom (7' 11" x 5' 9") or (2.42m x 1.75m)

Upvc glazed window to rear, textured and coved ceiling, part tiled walls, tiled floor, wash hand basin in unit, close coupled Wc, P shaped bath with electric shower over, electric water heater.

### Kitchen (10' 8" x 8' 0") or (3.24m x 2.45m)

Upvc glazed window to rear, exposed beam ceiling, feature stone wall, laminate flooring, fitted wall and base units, wooden work surface, tiled splash back, 1 1/2 bowl stainless steel sink unit with mixer tap, cooker point, extractor fan, plumbing for automatic washing machine, integrated dishwasher, integrated fridge/freezer.

### Bedroom 1 (16' 9" x 12' 10") or (5.11m x 3.91m)

Upvc glazed window to front, electric radiator, exposed beam ceiling, laminate flooring.

### Bedroom 2 (16' 9" x 8' 4") or (5.11m x 2.53m)

Upvc glazed window to rear, electric radiator, beam exposed ceiling, laminate flooring.

## Outside

Patio seating area to front leading to patio footpath and lawned area.  
Storage shed.

## Agents Note

There is a pedestrian right of way over the land of number 26.

Number 30 have a pedestrian right of way over the land of the property.

According to Natural Resources Wales, there is a risk greater than 3.3% chance each year of flooding from surface water and small watercourses, however the vendor has made us aware that there is no known history of flooding 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

## Tenure

Freehold

## Council Tax

A

## Directions

Leave Ammanford on High Street continue to the T junction turning left. Continue through the villages of Glanamman and Garnant and on entering Gwaun Cae Gurwen take a left before the level crossing towards Brynamman. Continue through Lower Brynamman into Upper Brynamman and into Station Road where the property can be found on the right 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).