

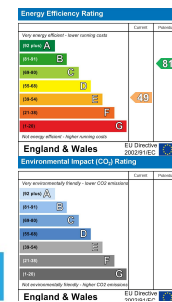


## 37 Hall Street, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1SG

- Terraced Cottage
- Lounge Through To Dining Room
- Oil Central Heating
- Ideal First Time Buy Or Investment
- Views Of The Mountains
- Two Bedrooms
- Upstairs Wet-room
- Separate Garden, Garage & Off-road Parking
- Chain-free!
- EPC RATING E

**Offers In Excess Of £100,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: ammanford@westwalesproperties.co.uk

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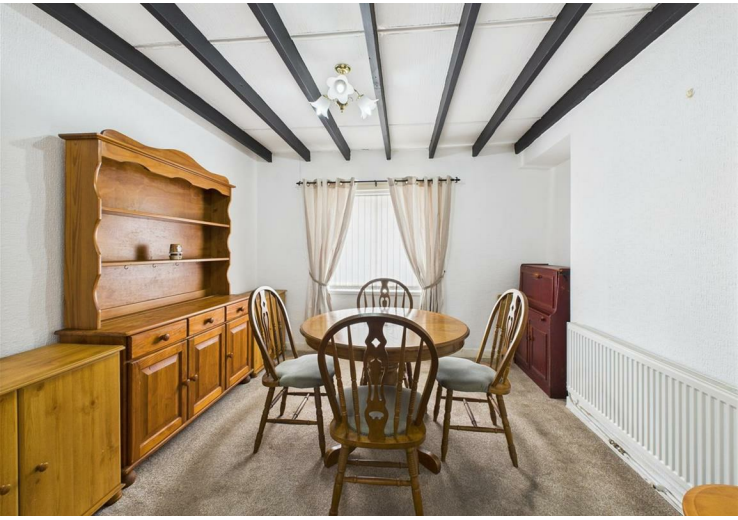
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**The Agent that goes the Extra Mile**







This charming two bedroom terraced cottage is situated on a quiet street with open views in Upper Brynamman. Chain-free and ready to view, this property is a little bit different to a normal terrace but adds to the character by having the garden separate from the house allowing access for residents to drive and park at the front of their properties rather than the back. An ideal starter home for anyone wanting to do a little bit of work and put their own stamp on it. EPC RATING E. COUNCIL TAX BAND B.

Accommodation comprises : Hallway, lounge with archway through to dining room, kitchen, utility room, landing, spacious wet-room and two bedrooms. externally to the rear of the property, outbuilding with boiler and steps leading up to the communal car-park area. To the front, parking space for a vehicle, detached garage and steps leading to an enclosed rear garden with small patio area and the remainder laid to lawn that slopes downwards.



..AGENTS VIEWING NOTES

BEDROOM 2

HALLWAY

LOUNGE AREA

DINING ROOM AREA

KITCHEN

UTILITY ROOM

LANDING

WET-ROOM

BEDROOM 1



DIRECTIONS

From our Ammanford office, proceed back to the lights bearing left onto the A474 signposted Glanamman. Continue until reaching the village of Gwaun Cae Gurwen turning left where signposted Brynamman. Follow through the village until you see the sign for the cinema, straight after this there is a turning on your left, take this turning signposted "Hall Street". You will see a lane to the left, follow this road down till you get to number 37. Parking is situated Infront of the enclosed garden.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.