



Mountain Road, Upper Brynamman, Ammanford, SA18

Offers In Region Of £399,950



Calow Evans
Estate Agents

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Mountain Road, Upper Brynamman, Ammanford, SA18

A four bedroom family home sits on the edge of The Brecon Beacons National Park, perfectly positioned to take in the open beauty of the mountains. The property is built of warm stone and the home feels solid and welcoming. Inside the generous rooms are filled with natural light with uninterrupted views across the mountains and rugged peaks. A large farmhouse-style kitchen forms the heart of the home, designed for long family meals or those just looking to cwtch up in the lounge with a nice wood burning log fire. The house backs directly onto open mountain fields where mornings often begin with the sight of wildlife passing quietly beyond the fence. This is a home that balances comfort and space with a deep connection to the surrounding landscape- an ideal retreat for family life in one of Wales's most beautiful and unspoiled settings.





Entrance Hallway:

Approached via a double glazed feature stained glass panel door, stairs to first floor, double panel radiator.

Cloakroom:

Featuring a WC integrated into bespoke cabinetry for a clean minimalistic look, wash hand basin in vanity unit.

Lounge/Dining Room:

8.84m x 3.66m (29'0" x 12'0")

Double glazed windows to front and rear elevations, the farmhouse lounge is warm and inviting, centred around a traditional stone fireplace that forms the heart of the room with a multi fuel fire, natural light filters through generous windows, often dressed with soft neutral fabrics enjoying views beyond the open countryside, double panel radiator.





Dining Room:

5m x 3.1m (16'5" x 10'2")

Double glazed window to front with views, double panel radiator.

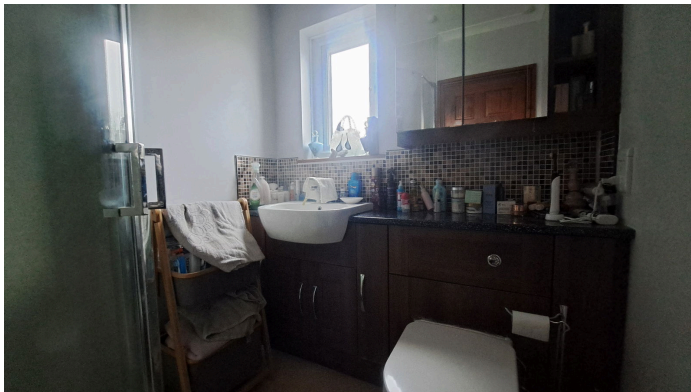
Kitchen/Breakfast Room:

5.44m x 3.63m (17'10" x 9'10"/11'11")

Double glazed window to rear and double glazed feature stained panel door, fitted with a range of wall and base units, Britannia range cooker with six LPG gas burners, double oven and grill, stainless steel splashback and extractor hood over, single bowl sink and draining board, breakfast bar, space for an American style fridge freezer, understairs storage cupboard, downlighters, double panel radiator, door to double garage.

First Floor Landing

Double glazed windows to front elevation with views, built-in airing cupboard, entrance to loft.



Master Bedroom:

4.6m x 3.2m (15'1" x 7'8"/10'6") to wardrobes.

Double glazed window to front elevation, fitted wardrobes, single panel radiator.

En-Suite:

2.03m x 1.75m (6'8" x 5'9")

Double glazed obscure window to side, stylish slimline combination basin and WC with fixed bathroom cabinet and mirror over, shower enclosure, downlighters, heated towel rail.

Bedroom Two:

4.09m x 3.68m (13'5"/10'10" x 10'3"/12'1")

Double glazed window to rear, built in wardrobes, single panel radiator.



Bedroom Three:

4.29m x 2.9m (14'1"/12'1" x 9'6")

Double glazed window to rear, single panel radiator.

Bedroom Four:

3.48m x 3.12m (11'5" x 10'3")

Double glazed window to front, fitted wardrobes, single panel radiator.

Bathroom:

2.84m x 2.36m (9'4" x 7'9")

Double glazed obscure window to rear, suite comprises corner jacuzzi panelled bath, slimline combined WC, wash hand basin in vanity unit, downlighters, part tiled walls, heated towel rail.





Externally:

The property stands on The Brecon Beacons National Park and reached via cattle grids with expansive mountain views. This property enjoys a rural unspoilt setting creating a sense of peace, space and solitude. Ample parking with a gravelled drive and turning area's, attractive stone patio and lawned garden to the rear, patio and lawned garden to the fore both embracing lovely mountain views. This property has direct access to miles of public footpaths , bridleways and open moorland and will appeal to walkers, nature lovers, anyone wanting a genuine slice of national park life, yet is is a comfortable drive from the local amenities and towns.

Garage:

6.55m x 5.03m (21'6" x 16'6") plus workshop.

Electric up and over door, fitted with base unit and single bowl sink unit and draining board, plumbing for washing machine, oil boiler providing domestic hot water and central heating, door to kitchen, opening to WORKSHOP

Tenure

Freehold.

Council Tax:

D.

Broadband/Mobile Phone Services:

Directions:

From our Ammanford office proceed to the traffic lights turn left onto High Street. Proceed to the next junction in Pontamman and turn left. Proceed through the village of Glanamman , Garnant and onto Heol Cae Gurwen. On reaching the railway crossing turn left before signposted Brynamman. Proceed through Lower and Upper Brynamman. On approaching the mini roundabout in Upper Brynamman take the first exit onto Mountain Road and proceed to the top of the road whereby the property will be located on the right hand side as identified by our for sale board.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

SPECIAL CONDITIONS:



Address

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Office Contact

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