

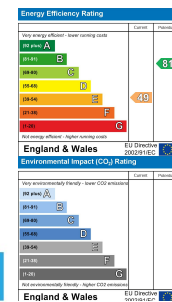


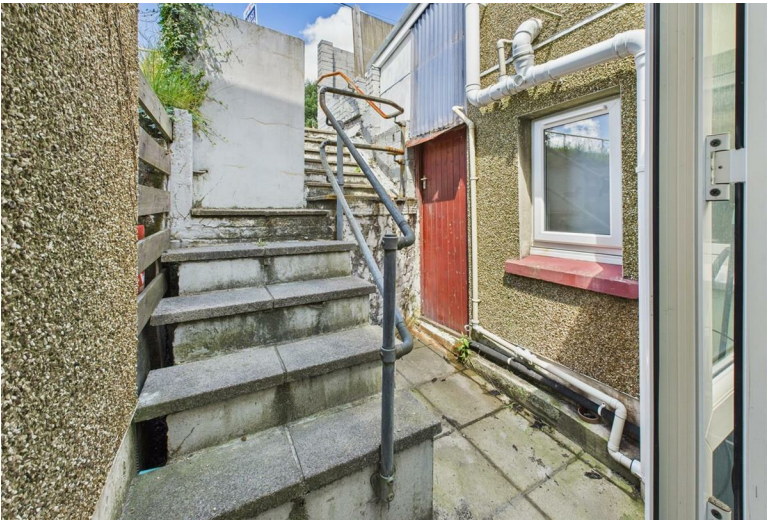
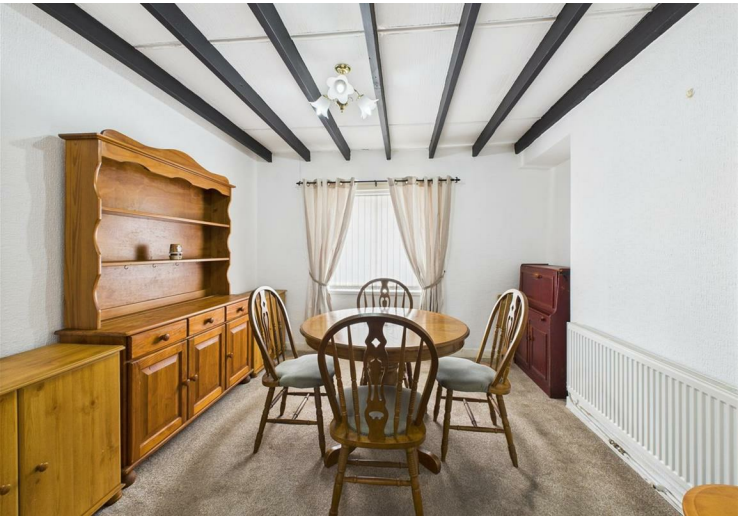
37 Hall Street, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1SG

- Charming Terraced Cottage
- Lounge Through To Dining Room
- Oil Central Heating
- Needs some modernisation
- Chain-free!
- Two Bedrooms
- Upstairs Wet-room
- Separate Garden, Garage & Off-road Parking
- Views Of The Mountains
- EPC RATING E

Price £100,000

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



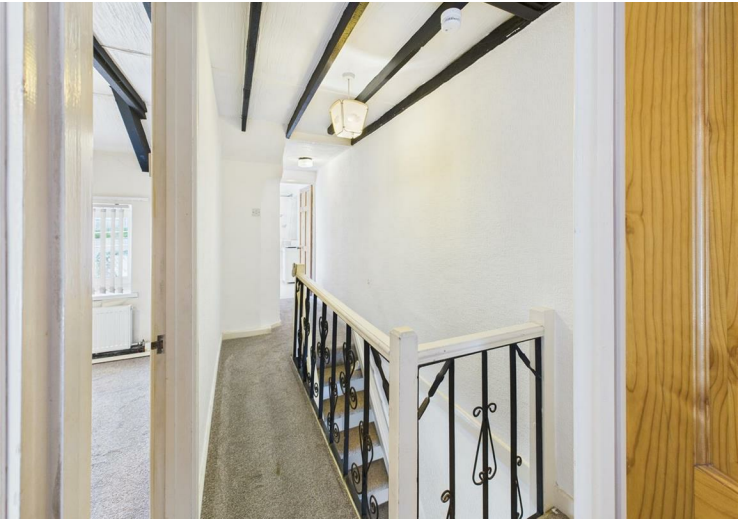


This charming two bedroom terraced cottage in Upper Brynamman is situated on a quiet street with wide mountain views. Chain-free and ready to view, this property has a garage and garden separated by the lane in front of the house (used exclusively for the terrace of cottages). The property is heated by oil with an oil tank to the rear of the property by street level. An ideal starter home for anyone wanting to put their own stamp on it. EPC RATING E

Accommodation downstairs: Hallway, lounge with archway through to dining room, kitchen, conservatory. Upstairs there are two double bedrooms and a bathroom. Externally to the rear of the property there is a small courtyard area with steps leading up to the street and communal car-park area. To the front along the lane, there is parking space for a vehicle, a detached garage and a few steps leading to an enclosed rear garden with small patio area and a lawn that slopes downwards.

Upper Brynamman is a village with a small but strong community. Known as the gateway to the Black Mountains, it is home to the Black Mountain Centre (with a farm shop, post office and cafe), a local convenience store and a charming historic cinema, which is open 7 days a week. The market town of Ammanford is about 6 miles away and has a direct regular bus route.

PLEASE NOTE: we have been informed that the detached garage roof contains asbestos.



..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 the sign for the cinema on the left, 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 in front of the enclosed garden. W3W: hurls. alpha. wiggling.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.