



Llandeilo Road, Upper Brynamman, Ammanford, SA18

Offers In Region Of £149,950



Calow Evans
Estate Agents

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Llandeilo Road, Upper Brynamman, Ammanford, SA18

NO UPPER CHAIN.

A double fronted semi detached property situated on a side road in the village of Upper Brynamman on the edge of The Black Mountains. The property offers two bedrooms accommodation and a box room, an attic room has all the bones of an ideal hobby retreat , or storage spots for supplies or books also potential bedroom (STPP). There is a good sized rear garden, outside WC and garden shed.

The Brecon Beacons National Park is popular with ramblers, cyclists, horse riders and car enthusiasts also a variety of attractions, stunning landscapes, walks, castles, natural caves, waterfalls and more. The main shopping and leisure facilities are located at Ammanford town centre.





Entrance Hallway:

Stairs to first floor, under-stairs storage cupboard, wall mounted electric heaters.

Lounge:

3.94m x 3.23m (12'11" to chimney breast x 10'7")

Double glazed window to front, downlighters, feature alcoves, wall mounted electric heaters.

Kitchen/Dining Room:

5.64m x 3.76m (18'6" x 12'4")

Two double glazed windows and wooden door to rear, double glazed window to side, laminate flooring, fitted with base units, single bowl sink unit and draining board, electric Rangemaster cooker with extractor fan over, feature alcoves, downlighters, two wall mounted electric heaters.





Utility Room:

2.72m x 1.8m (8'11" x 5'11")

Double glazed window to rear and double glass panel door to side, laminate flooring, pedestal wash hand basin.

First Floor Landing:

Wall mounted electric heater, downlighters, entrance to loft with drop down ladder.

Bedroom One:

3.78m x 3.45m (12'5" x 11'4")

Double glazed window to rear, downlighters, wall mounted electric heater.

**Bedroom Two:**

3.91m x 3.23m (12'10" x 10'7")

Double glazed window to front, downlighters, wall mounted electric heater.

Box Room:

1.98m x 1.07m (6'6" x 3'6")

Double glazed window to front, downlighters.

Shower Room:

2.64m x 2.41m (8'8"/7'0" x 7'11")

Double glazed window to rear, shower area with dual shower heads and drainage, shower screen, wall mounted wash hand basin, WC, tiled floor, built in cupboards with shelving, heated towel rail.

**Attic Room:**

5.36m x 3.02m (17'7" x 9'6"/9'11")

Skylight window, cylinder tank and storage to eaves.

Externally:

Side driveway providing off road parking, front garden laid to lawn, side pedestrian access to a generous sized garden mainly laid to lawn, outside WC and storage shed.

Services:

We are advised all mains services are connected.





Tenure:

Freehold.

Council Tax:

B.

Broadband/Mobile Phone Coverage:

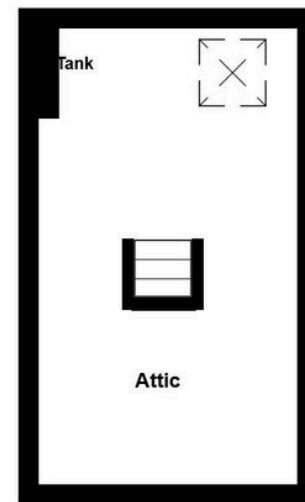
There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office in Ammanford proceed to the traffic lights and bear left onto High Street. Proceed out of the town and when reaching the next junction at Pontamman turn left. Continue through the villages of Glanamman and Garnant. On reaching the railway crossing in Gwaun Cae Gurwen turn left signposted Brynamman. Continue through until reaching the sharp right hand bend in Upper Brynamman and turn left. Follow the road whereby the property will be located on the right hand side.

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.



All measurements are approximate and for display purposes only



Address

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128