



Ardwyn Road, Upper Brynamman, Ammanford, SA18 1AL

Offers In Region Of £100,000



Calow Evans
Estate Agents

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Ardwyn Road, Upper Brynamman, Ammanford, SA18 1AL

A three bedroom semi detached property offers exceptional potential for improvement and extension (stpp), making it an exciting opportunity to create a wonderful family home. With generous living space, versatile layout and scope to modernise throughout, it provides the perfect canvas for buyers looking to add their own style and value. The property benefits from a desirable setting and ample outdoor space offering the foundations for a comfortable and welcoming long-term family residence.

The village of Brynamman is situated on the edge of The Brecon Beacons National Park which is popular with ramblers, cyclists, horse riders and car enthusiasts also a variety of attractions, stunning landscapes, walks, castles, natural caves, waterfalls and more.





Entrance Hallway:

Stairs to first floor, single panel radiator.

Sitting Room:

3.99m x 2.74m (13'1" x 9'0")

Double glazed window to front, traditional tiled fireplace, double panel radiator.

Living Room:

4.04m x 3.89m (13'3" x 12'9")

Double glazed window to rear, built in cupboards, picture rail, single panel radiator.





Dining Room:

3.07m x 2.77m (10'1" x 9'1")

Double glazed window and wooden door to side, understairs storage cupboard, fireplace with wooden surround, single panel radiator.

Kitchen/Pantry:

2.49m x 1.02m (8'2" x 3'4")

Double glazed window to rear, cooker space.

Bathroom:

2.72m x 2.08m (8'11"/5'7" x 6'10")

Double glazed window to rear, single glazed window to side, panelled bath, wash hand basin with base unit, WC, plumbing for washing machine, part tiled walls, double panel radiator.



First Floor Landing:

Double glazed window to rear, entrance to loft.

Bedroom One:

3.63m x 3.07m (11'11"/10'11" x 10'1")

Double glazed window to rear, built in cupboard, double panel radiator.

Bedroom Two:

3.58m x 2.95m (11'9" x 9'8")

Double glazed window to front, single panel radiator.

Bedroom Three:

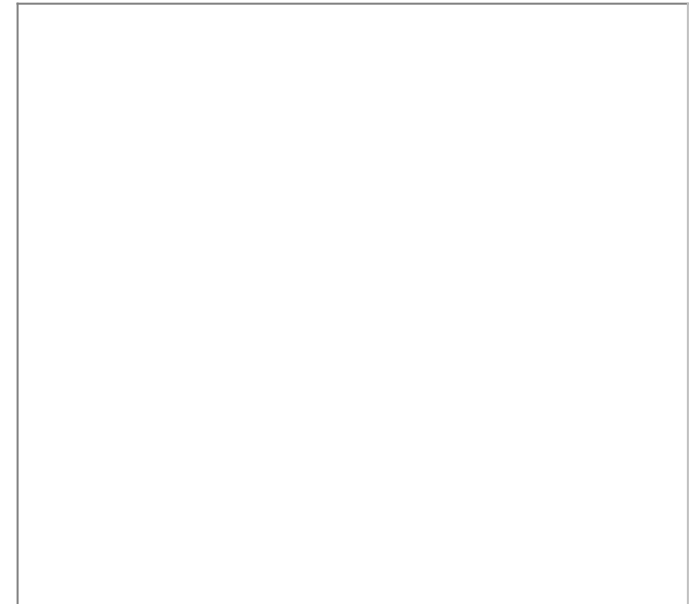
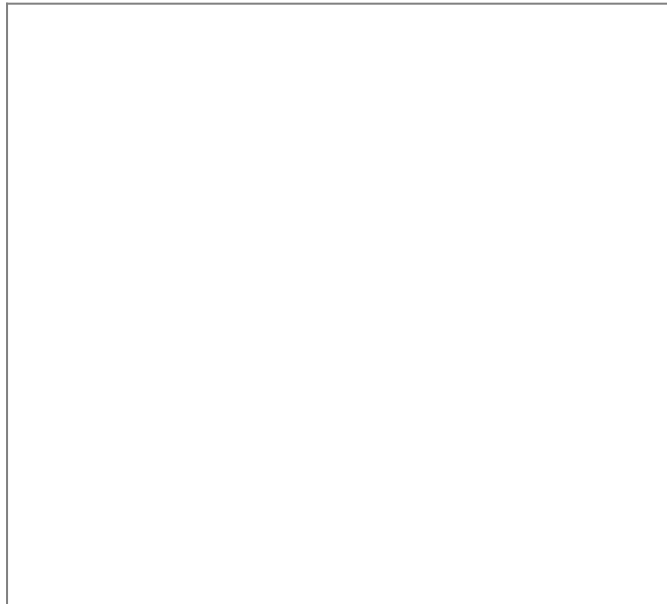
2.57m x 2.11m (8'5" x 6'11")

Double glazed window to front, single panel radiator.

Externally:

A small enclosed frontage, side driveway to garage with up and over door and side door, attached WC and two storage sheds, potential to demolish the garage and outbuilding to provide off road parking for several vehicles, side pedestrian access to a large garden mainly laid to lawn with flowers and shrubs, external oil boiler providing domestic hot water and central heating.

Services:



Tenure:

Freehold.

Council Tax:

B.

Broadband/Mobile Phone Coverage:

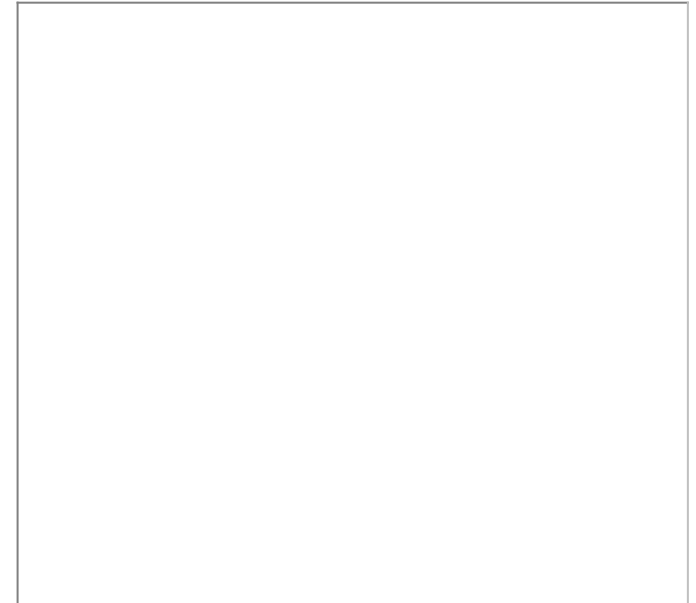
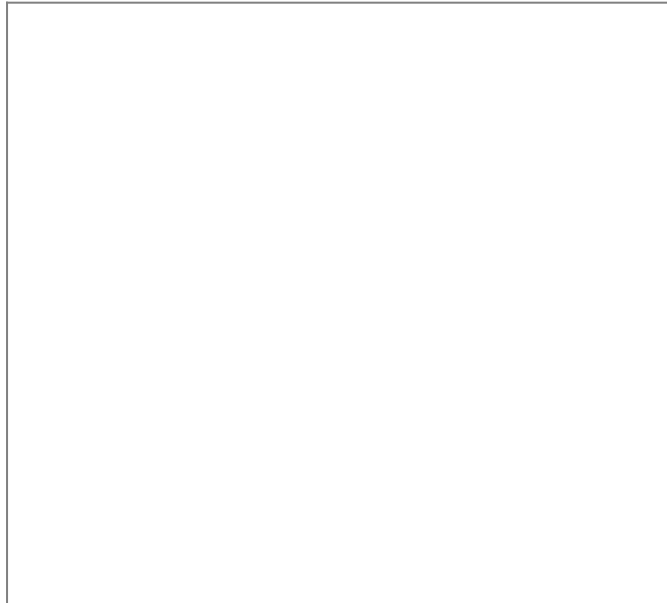
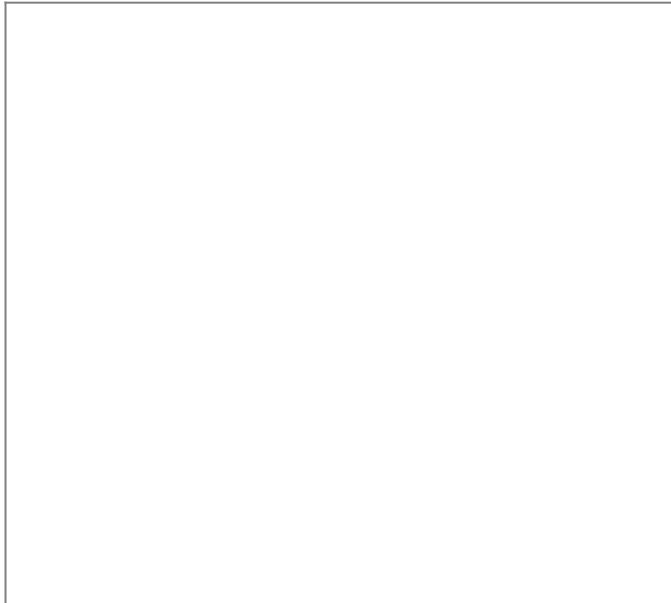
There is ultrafast broadband and mobile phone coverage in the area.

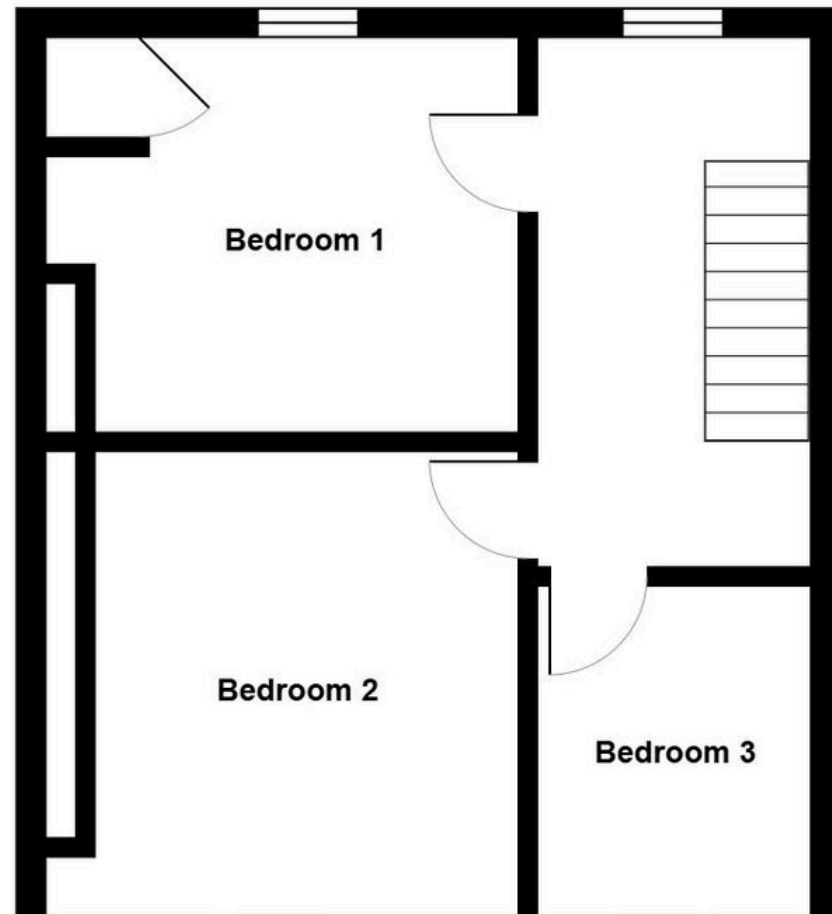
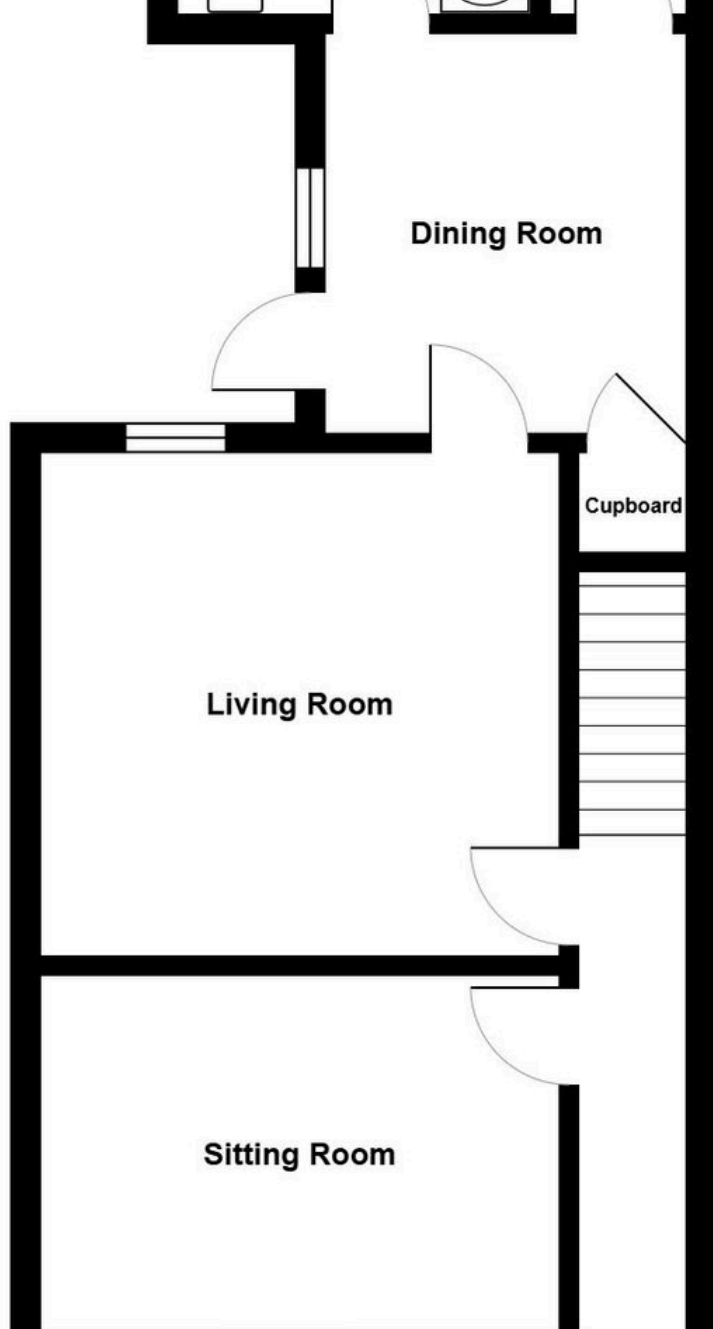
Directions:

From our office in Ammanford proceed to the traffic lights turning left onto High Street ,at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles into the village of Gwaun Cae Gurwen and at the railway crossing turn left signposted Brynamman. Follow the road for approximately 1.5 miles passing the Cinema and follow the sharp right hand bend. On reaching the mini roundabout proceed straight ahead onto Mountain Road. Take the next right turning onto New Road and first left onto Ardwyn Road whereby the property can be found on the right hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room





Address

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Office Contact

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