



Llandeilo Road, Upper Brynamman, Ammanford, SA18

Offers In Region Of £135,000



Calow Evans
Estate Agents

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Llandeilo Road, Upper Brynamman, Ammanford, SA18

A spacious two/three bedroom mid terraced property situated on the edge of The Brecon Beacons National Park in the village of Brynamman. The property benefits from a ground floor cloakroom currently fitted with WC and wash hand basin, with sufficient space and layout to allow the addition of a shower (subject to the usual consents), creating a ground floor shower room if desired. The en-suite shower room on the first floor is accessed via the dressing room/bedroom three. There is mains gas fired central heating, double glazing, off road parking and a good sized rear garden.

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. The main shopping and leisure facilities are located at Ammanford town centre.





Entrance Hallway:

Dado rail to half way, stairs to first floor, single panel radiator.

Lounge/Dining Room:

6.5m x 3.96m (21'4" x 13'0")

Double glazed window to front, feature alcoves with downlighters and built in cupboards, feature fireplace with wooden surround and coal effect electric fire, two ceiling roses, dado rail to half way, understairs storage cupboard, single and double panel radiators.

Kitchen:

3.71m x 2.36m (12'2" x 7'9")

Fitted with a range of wall and base units, 1½ bowl sink unit and draining board, plumbing for washing machine, space for fridge and freezer, electric Belling range cooker with stainless steel splashback and extractor canopy over, ceramic tiled floor, single panel radiator.





Cloakroom/Potential Shower Room:

Double glazed window to rear, wash hand basin in vanity unit, WC, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, space for shower, single panel radiator.

Sun Lounge:

Double glazed door to rear, ceramic tiled floor, two ceiling roses, dado rail to half way, sky light window, double panel radiator.

First Floor Landing:

Entrance to loft, ceiling rose.

Bedroom One:

Two double glazed windows to front, dado rail to half way, wall light connections, built in cupboard, ceiling rose, double panel radiator.

Bedroom Two:

Double glazed window to rear, dado rail to half way, ceiling rose, single panel radiator.

Dressing Room/Bedroom Three:

Double glazed window to side, dado rail to half way, single panel radiator, door to en-suite.

En-Suite:

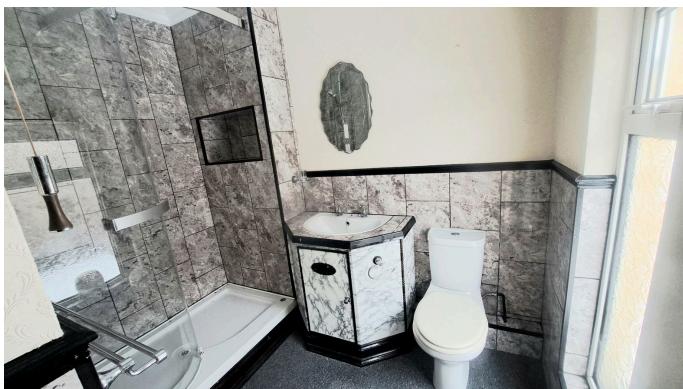
Access to the en-suite is via the dressing room/bedroom three. Double glazed obscure window to side, wash hand basin in vanity unit, WC, double shower enclosure, part tiled walls, dado rail to half way, single panel radiator.

Externally:

Shared front pedestrian access to front door, hardstanding providing off road parking, a good sized rear garden, paved patio, gravelled areas, flowers and shrubs, greenhouse , workshop to the rear with electricity connected. Please note the property benefits from side pedestrian access across the neighbouring property to the left.

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 towards the end 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.

**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128