



106 Mountain Road, Upper Brynamman, Ammanford, SA18 1AN

Offers in the region of £175,000

NO ONWARD CHAIN. A Semi detached house set on the edge the Brecon Beacons National Park within the village of Upper Brynamman with its range of shops, modern Primary School, pubs and cinema and within approximately 8 miles of Ammanford town centre. Accommodation comprises entrance hall, lounge, kitchen, bathroom and 3 bedrooms. The property benefits from uPVC double glazing, oil central heating, solar panels, enclosed rear garden and off road parking.

Ground Floor

Entrance Hall

with stairs to first floor and a radiator

Lounge

13'10" x 11'1" (4.23 x 3.38)



with electric fireplace, radiator and uPVC double glazed window to front

Kitchen

14'4" x 11'1" (4.39 x 3.38)



with base and wall units, stainless steel single drainer sink unit with monobloc taps, 4 ring induction hob with extractor over, integrated double oven, plumbing for automatic dish washer, part tiled walls, radiator and uPVC double glazed window to rear

Downstairs Bathroom

8'4" x 5'3" (2.56 x 1.62)



with low level flush WC, pedestal wash hand basin, L shaped bath with electric shower over and glass screen, tiled walls, tiled floor, extractor fan, heated towel rail and two uPVC double glazed windows to side

First Floor

Landing

with hatch to roof space and uPVC double glazed window to side

Bedroom 1

9'11" x 13'9" inc 17'0" (3.03 x 4.21 inc 5.20)



with radiator, feature fireplace, built in cupboard and uPVC double glazed window to front

Bedroom 2

11'1" x 9'2" (3.38 x 2.80)



with two radiators and uPVC double glazed window to rear

Bedroom 3

7'10" x 7'5" (2.41 x 2.28)



with radiator and uPVC double glazed down to rear

Outside



with parking for several cars to front and enclosed landed rear garden

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Water meter

Sewerage: Mains

Heating: Oil

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 83% EE: 76%

3: 74% o2: 61%

Solar Panels: Owned and installed 2020

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low in all aspects

Rights and Easements: The neighbouring property has right of access to the rear

Restrictions: None

Services

Mains water, electricity and drainage. Oil tank.

Council tax

Band A

NOTE

All internal photographs are taken with a wide angle lens.

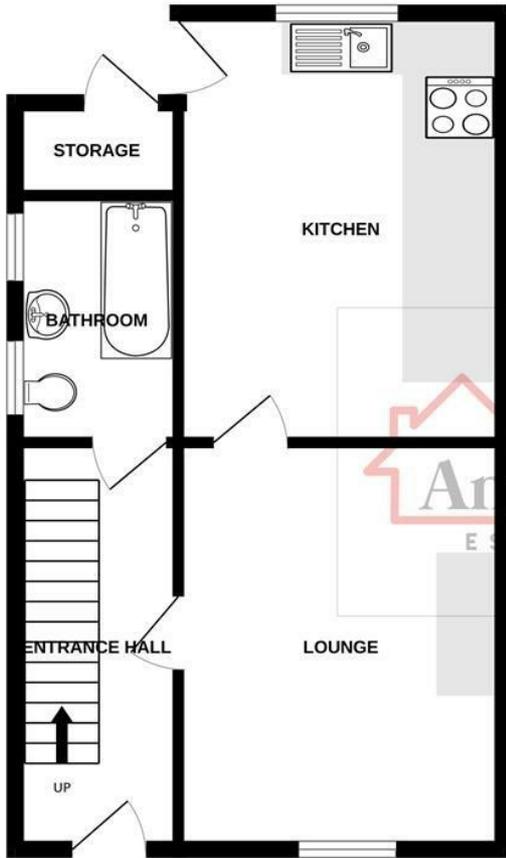
Directions

Leave Ammanford on High Street and 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. Travel a further 2 miles then at the mini roundabout take the first exit onto Mountain Road. Proceed up the hill turn left into Mountain Road and the property can be found on your left had side identified by our For Sale board.

Solar Panels

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 81 |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.