



Station Road, Upper Brynamman, Ammanford, SA18

Offers In Region Of £85,000



Calow Evans  
Estate Agents

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## Station Road, Upper Brynamman, Ammanford, SA18

### NO UPPER CHAIN.

A terraced property benefiting from a side alleyway and space to park the car to the rear (subject to planning for a dropped kerb). The property offers three double bedrooms, two reception rooms and a ground floor bathroom and benefits from oil fired central heating and double glazing. A spacious property which will benefit from upgrading and would lend itself to a first time buyer or someone looking to downsize.

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 Vestibule:

Laminate flooring, door to lounge.

## Lounge:

4.85m x 3.05m (15'11" x 9'3"/10'0")

Double glazed window to front, feature stone fireplace with solid fuel fire, laminate flooring, staircase to first floor, double panel radiator, opening to kitchen.

## Sitting Room:

3.89m x 3.56m (12'9"/9'10" x 11'8")

Double glazed window to front, understairs storage cupboard, double panel radiator.









**Kitchen:**

3.12m x 2.92m (10'3" x 9'7")

Fitted with wall and base units, single bowl sink unit and draining board, part tiled walls, laminate flooring, double panel radiator.

**Utility Area:**

2.11m x 1.32m (6'11" x 4'4")

Double glazed glass panel door to rear, two double glazed windows part tiled walls, plumbing for washing machine.

**Bathroom:**

1.83m x 1.68m (6'0" x 5'6")

Double glazed obscure window to rear, suite comprises panelled bath with shower over, WC, pedestal wash hand basin, part tiled walls, double panel radiator.

**First Floor Landing:**

Entrance to loft.

**Bedroom One:**

3.33m x 2.97m (10'11" x 9'9")

Double glazed window to front, single panel radiator.

**Bedroom Two:**

3.81m x 3.07m (12'6"/10'6" x 10'1")

Double glazed window to front, built in wardrobes housing hot water tank, single panel radiator.

**Bedroom Three:**

3.51m x 3.02m (11'6" x 9'11")

Double glazed window to rear, single panel radiator.

**Externally:**

Double glazed glass panel door to alleyway which houses the oil boiler providing domestic hot water and central heating (with the exception of the utility area), this alleyway also provides access to the rear garden. Please note we are unsure whether the neighbouring property to the left enjoys access over the alleyway, this is to be confirmed).

**Services:**

We are advised mains water, electricity and drainage are connected. Oil fired central heating (with the exception of the utility area). There are solar panels fitted to the roof which were fitted under a grant scheme (this is to be confirmed).





## Tenure:

Flying freehold (tbc).

## Council Tax:

B.

## Broadband/Mobile Phone Coverage:

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

## Directions:

From our office proceed to the traffic lights bearing left onto High Street. Continue out of town and when reaching the next junction in Pontamman turn left. Proceed through the villages of Glanamman and Garnant and continue up the hill towards Gwaun Cae Gurwen. On reaching the level crossing take the left turning immediately before signposted Brynamman. Proceed through Lower Brynamman onto Upper Brynamman. On reaching Brynamman Rugby Club follow the sharp left hand bend and proceed up the hill whereby the property will be located on the left 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