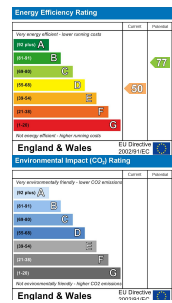




6 Cannon Street, Lower Brynamman, Ammanford, Neath Port Talbot, SA18 1TW

- Traditional, Stone-fronted, Mid-terrace Property • Three Bedrooms
- Upstairs Family Bathroom
- Chain-free!
- EPC RATING E . COUNCIL TAX BAND A.
- Rear Enclosed Garden With An Additional Shared Access to A second Garden
- Ideal F.T.B/Investment Property



New Price £98,950



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



39 Quay Street, Ammanford, Dyfed, SA18 3BS

EMAIL: ammanford@westwalesproperties.co.uk TELEPHONE: 01269 596659

The Agent that goes the Extra Mile



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: Traditionally built, mains water, gas, sewerage and electric connected. We have not checked or tested any of the services or appliances at the property.

TAX: Band "A"

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

Take-on AJS/SC/0225/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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MUST VIEW PROPERTY .Situating on Cannon Street among a row of terraces we have for sale this stone-fronted, three bedroom property. Chain-free and ready for occupancy, this property has come on the market at a price that can help a first time buyer get on the property ladder or even better an investment for the future while giving someone a home. EPC RATING E. COUNCIL TAX BAND A.

Accommodation comprises : Hallway, lounge with double sliding doors into a sitting/dining room, kitchen, landing, family bathroom and three bedrooms. Externally an enclosed frontage. To the rear, steps leading to an enclosed elevated garden, mainly laid to lawn. There is another parcel of land that is situated not far from the property which would make an ideal growing allotment.

Brynamman is a village on the south side of the Black Mountain, part of the Brecon Beacons National Park. The village is split into Upper Brynamman and Lower Brynamman by the River Amman, which is also the boundary between Carmarthenshire and Neath Port Talbot (in the old county of Glamorganshire). Ruins of stone dwellings (possibly prehistoric), an early type of lime kiln and rectangular medieval buildings found on the mountain show that people have lived in this area for a long time.

..AGENTS VIEWING NOTES

*** KEY INFORMATION *** Traditionally built. Mains gas, water, electric and sewerage connected. Council tax band A. On-street parking only. For this location according to Offcom this is the following information: Broadband availability- up to Ultrafast (1800 Mpbs), Mobile availability-Mobile phone coverage available for O2, limited phone coverage for EE, Vodafone and Three. From the information currently available to the Coal Authority, a mining report is recommended for this property. There is a small parcel of land that comes with the property which can be accessed by foot via a lane off Barry Road. On-street parking only. The garden has been enclosed for pets but the path between you

and the neighbour is shared. No right of way through the rear of the properties.

BEDROOM 3

HALLWAY

LOUNGE

SITTING ROOM/DINING ROOM

KITCHEN

LANDING

FAMILY BATHROOM

BEDROOM 1

BEDROOM 2



DIRECTIONS

From our Ammanford office, proceed back to the lights bearing left onto the A474 signposted Glanamman. Continue until reaching the village of Gwaun Cae Gurwen turning left where signposted Brynamman. Drive along "Brynamman Road" and you will merge onto "Cannon Street". The property is situated on your right, number 6.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.