



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:** Mains water, electric and sewerage. We have not checked or tested any of the services or appliances at the property.

**TAX:** To be confirmed by Carmarthenshire County Council.

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

Take on AJS/SC/0424/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.

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

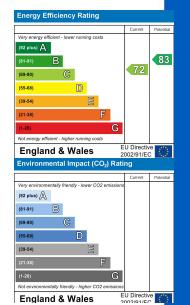
39 Quay Street, Ammanford, Dyfed, SA18 3BS  
EMAIL: ammanford@westwalesproperties.co.uk

TELEPHONE: 01269 596659



## 13 Mountain Road, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1AE

- Traditional End-of-Terrace Property Over 3 Floors
- One/Two Reception Rooms
- Completely Refurbished To A High Standard
- Village Location
- EPC RATING C. COUCIL TAX BAND - AWAITING CONFIRMATION FROM COUNCIL.
- Two/Three Bedrooms
- Cloakroom & Bathroom
- Ideal Starter Home with Oil Central Heating
- One to View!
- Rear Garden included with the property



**Open To Offers £139,950**

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***The Agent that goes the Extra Mile***



CHAIN FREE with an INDIVIDUAL GARDEN to add to the properties APPEAL ! Remedial completion works required, we have for sale this end-of-terraced, two/three bedroom traditional property for the new owner to put their unique stamp on their new purchase! Spread over three floors this "blank canvas" property can offer you either three bedrooms and one reception room or two bedrooms and two bedrooms, the choice is yours. An added bonus is having a cloakroom and bathroom perfectly positioned to compliment this three storey home and off-road parkin with rear enclosed garden. Call today on 01269 596659 to arrange a viewing! EPC RATING C.

Accommodation comprises : Hallway, bedroom 3/sitting room, lounge, two double bedrooms and bathroom to the first floor and to the basement, spacious kitchen/diner, utility room and cloakroom. Externally, off-road parking for a vehicle and rear enclosed garden.

Brynamman is a village on the south side of the Black Mountain, part of the Brecon Beacons National Park, which has a beautiful driving road often used by Top Gear. The village is split into Upper Brynamman and Lower Brynamman by the River Amman, which is also the boundary between the counties of Carmarthenshire and Neath Port Talbot. 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\*\*\* No carpets/flooring. Mains electric, water and sewerage connected. Oil central heating. According to Ofcom Broadband and mobile checker this is the following info : Broadband- up to Ultrafast (1000 Mbps), All mobile phone networks available. Parking to the side of the property. There are Easements on the title, we advise you request a copy which we have on file. According to National Resources Wales, this is the following info : Flood risk report for the area within 10 metres, medium risk Flooding from surface water and small watercourses- this area: Does not benefit from flood defences, has no recorded flooding. Planning permission granted for the plot next door, please refer to Carmarthenshire County Council planning portal for more information quoting PL/00281. According to the Coal Authority portal, recommended action they can confirm your boundary is: located on the

coalfield, not within the Cheshire Brine Compensation District. Situated opposite a take-away. WHAT3WORDS: //entitle.iteration.candidate

#### **HALLWAY/LANDING**

#### **BEDROOM 3/SITTING ROOM**

10'10" (max) x 9'4" (max) (3.31 (max) x 2.85 (max))

#### **LOUNGE**

14'11" (max) x 12'9" (max) (4.55 (max) x 3.91 (max))

#### **BASEMENT LEVEL**

#### **KITCHEN/DINER**

25'5" (max) x 8'9" (max) (7.75 (max) x 2.68 (max))

#### **CLOAKROOM** 5'3" x 3'6" (1.61 x 1.09 )

#### **UTILITY ROOM** 6'7" x 4'9" (2.03 x 1.47)

#### **LANDING**

#### **BATHROOM** 6'10" x 6'3" (2.10 x 1.91)

#### **BEDROOM 1** 6'10" (max) x 6'3" (max) (2.10 (max) x 1.91 (max))

#### **BEDROOM 2** 9'10" (max) x 9'4" (max) (3.01 (max) x 2.86 (max))

#### **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. Follow through the village continuing onto Upper Brynamman, going up the hill, as you come to the mini-roundabout, take the first turning off onto "Mountain Road". Follow the road up and it is situated on your right, number 13, Opposite "Yummies" take-away. WHAT3WORDS: //entitle.iteration.candidate



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.