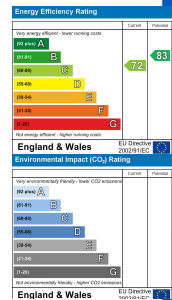




13 Mountain Road, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1AE

- 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

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





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 Ammanfordoffice, 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 in our TV channel to view our location videos about the area.