Anna Ashton
ESTATE AGENTS

## 96 Mountain Road, Brynamman, Ammanford, SA18 1AN

**Offers in the region of £155,000**

- Semi detached house
- uPVC double glazing
- Off road parking
- Front and rear gardens
- 3 bedrooms
- Oil central heating
- Detached garage

## Ground Floor
uPVC double glazed entrance door to

## Entrance Hall
with stairs to first floor and 2 under stairs cupboards

## Lounge
13'11" x 11'2" (4.26 x 3.41)

with electric fire in feature surround, radiator and uPVC double glazed window to front.

## Kitchen
14'7" x 11'5" (4.45 x 3.49)

with range of fitted base and wall units, display cabinets, stainless steel one and a half bowl sink unit with mono bloc tap, electric cooker point, built in cupboard, gas fire in feature surround, laminate floor, 2 radiators, coved ceiling and uPVC double glazed window to rear and door to side.

## Rear Porch
3'7" x 5'10" (1.10 x 1.79)
with polycarbonate roof and uPVC double glazed window to side and rear and door to rear.

## Utility
3'1" x 5'6" (0.96 x 1.69)

with shelving, plumbing for automatic washing machine and uPVC double glazed door to rear.

## Downstairs Bathroom
8'0" x 5'6" (2.44 x 1.70)

with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, radiator and 2 uPVC double glazed windows to side.

## First Floor

## Landing
with hatch to roof space and uPVC double glazed window to side.

## Bedroom 1
10'0" x 14'0" max (3.07 x 4.27 max)

with fitted wardrobes, radiator and uPVC double glazed window to front.

## En Suite
4'11" x 5'2" (1.51 x 1.60)

with low level flush WC, pedestal wash hand basin, shower cubicle with electric shower, Respatex walls, radiator and uPVC double glazed window to front.

## Bedroom 2
11'1" x 9'6" (3.39 x 2.90)

with built in cupboard, radiator, coved ceiling and uPVC double glazed window to rear.

## Bedroom 3
8'0" x 7'4" (2.44 x 2.26)

with radiator and uPVC double glazed window to rear.

## Outside

with lawned garden to front, resin drive for 2 cars, detached garage, paved walkway leading to rear garden with paved patio, concrete area and lawned garden.
Store Shed (3.31 x 2.30) with power and light connected and uPVC double glazed window to side and door to front.

## Garage

15'10" x 8'0" (4.85 x 2.44)
with up and over door and window to rear.

## Material Information

UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil
Broad Band Speed: Download: 1800mbps Upload: 220mbps
Mobile coverage: Vodafone: 80% 3: 77% EE: 74% o2: 62%
This property has solar panels.

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low from sea and rivers, low risk from small watercourses and surface water
Rights and Easements: None
Restrictions: None

## Council Tax

Band A

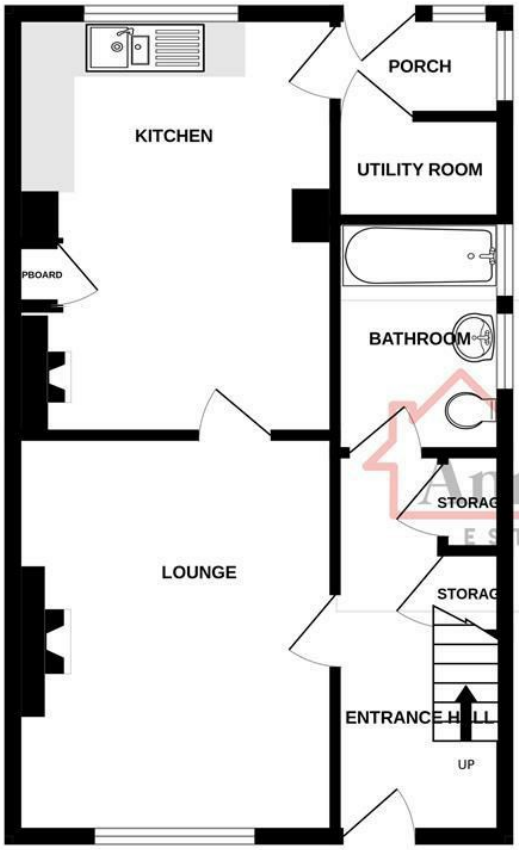
## NOTE

All internal photographs are taken with a wide angle lens.

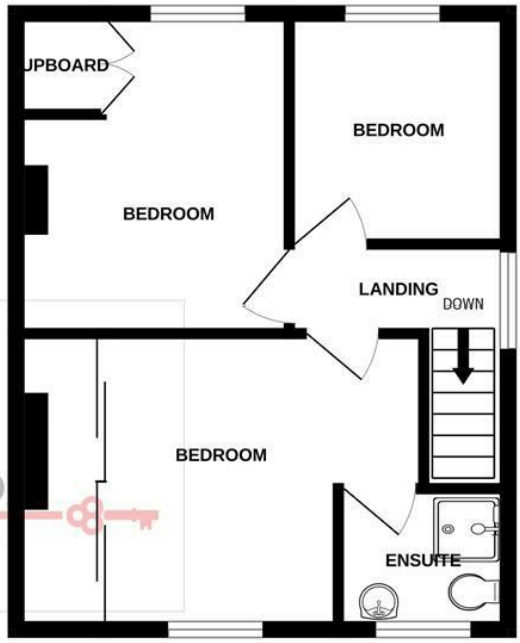
## Directions

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.

GROUND FLOOR




1ST FLOOR

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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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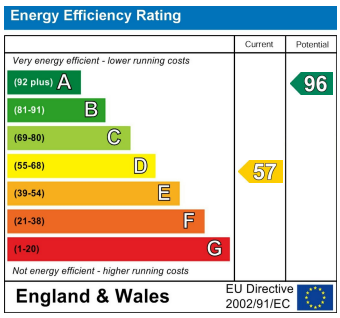


Please note:
We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.