



28 Station Road, Upper Brynamman, Ammanford, SA18 1SF

Offers in the region of £65,000

A mid terrace cottage situated in the centre of the village of Brynamman close to local amenities including cinema, shops, Post Office and Primary school and within approximately 7 miles of Ammanford town centre and 1.7 miles of the black mountain. Accommodation comprises lounge, kitchen, downstairs WC/bathroom and two bedrooms. The property benefits from electric central heating, uPVC double glazing and lawned garden to front. The property has a pedestrian right of way to the front.

First Floor

uPVC double glazed entrance door to

Lounge

12'8" x 15'8" (3.88 x 4.78)



with log burner in fire place, electric radiator, quarry tiled floor, beamed ceiling and uPVC double glazed window to front.

Kitchen

8'1" x 10'7" (2.48 x 3.23)

with range of fitted base units, stainless steel single drainer sink with mixer taps, electric cooker point, plumbing for automatic washing machine, part exposed stone walls, beamed ceiling and uPVC double glazed window to rear.

Downstairs Bathroom

7'11" x 5'9" (2.43 x 1.76)

with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, quarry tiled floor, textured ceiling, electric radiator and uPVC double glazed window to rear.

First Floor

Landing

Bedroom 1

12'10" x 12'9" (3.92 x 3.90)



with electric radiator, built in cupboard, cupboard with hot water cylinder and uPVC double glazed window to front.

Bedroom 2

8'1" x 16'9" (2.48 x 5.12)



with sloping ceiling and uPVC double glazed window to rear.

Outside

with lawned garden to front.

Services

Mains electricity, water and drainage.

NOTE

All photographs are taken with a wide angle lens.

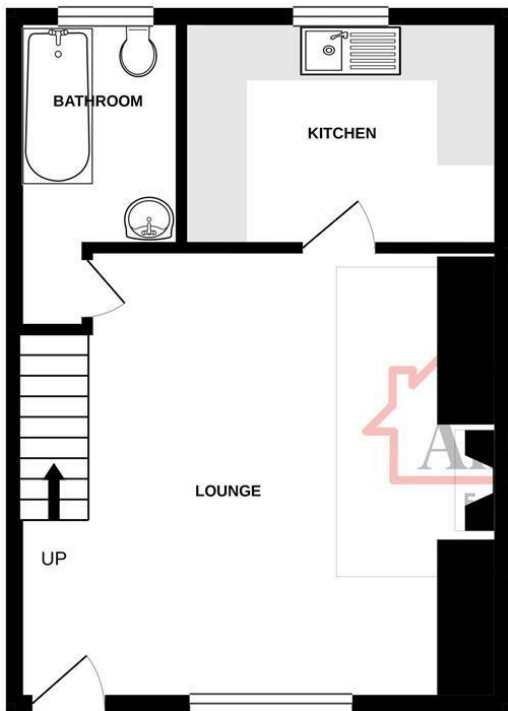
Council Tax

Band A

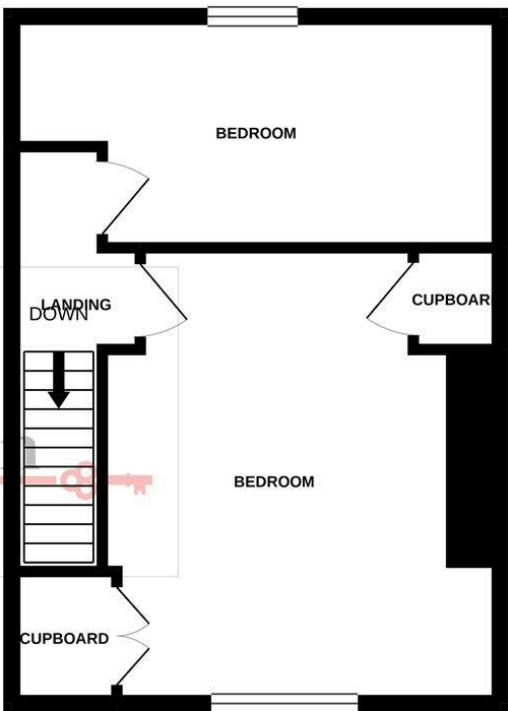
Directions

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. Follow the road for approximately 1 and half miles past the Cinema and the property can be found on the left hand side, identified by our For Sale board.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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