

15 Banwen Place, Lower Brynamman, Ammanford, Glamorgan, SA18 1SP



Offers in the region of £77,500



- Mid Terrace Cottage
 - 2 bedrooms
- Oil central heating
- uPVC double glazing
- Recently Modernised
 - EPC-E41

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PROTECTED

Mallard has pleasure in offering For Sale this Mid Terrace 2 bedroom cottage. Located at the foot of the black mountains and the gateway to the Brecon Beacons National Park .The village of Brynamman hosts a community run cinema, Black Mountain Community Centre with library, post office, cafe and shop, public houses, doctors, dentist, pharmacy and primary school, there are more extensive shopping facilities within a short distance of Ammanford town centre and Pontardawe. The accommodation briefly comprises entrance hall, lounge, kitchen, bathroom, First floor 2 bedrooms. Benefits from Oil fired central heating, uPVC double glazed windows, front forecourt, large rear garden and off road parking. EPC-E41

Entarance

with uPVC double glazed door into:-

Hallway

with stairs to first floor.

Lounge

13'1" x 11'5" (4m x 3.5m)

with feature fireplace, radiator, uPVC double glazed window to front and door leading to



Kitchen

12'9" x 11'5" (3.9m x 3.5m)

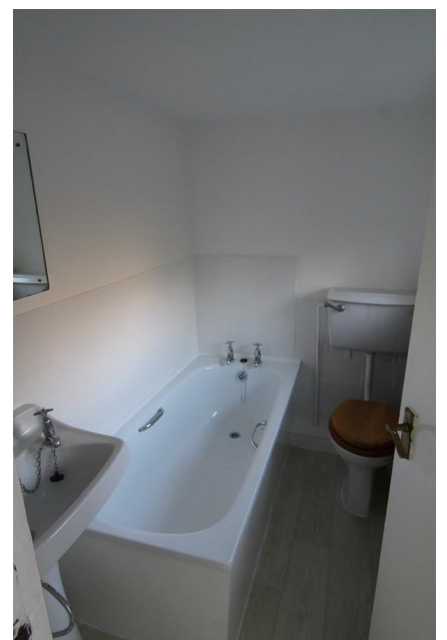
with range of wall and base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, radiator, oil fired central heating boiler, part tiled walls and uPVC double glazed window and door to rear.



Bathroom

6'10" x 4'3" (2.1m x 1.3m)

with low level flush WC, wash hand basin, bath, radiator and part tiled walls.



First Floor

Landing

Bedroom 1

12'9" x 11'5" (3.9m x 3.5m)

with radiator and uPVC double glazed window to rear.



Bedroom 2

13'1" x 12'9" (4m x 3.9m)

with radiator and uPVC double glazed window to front.



Outside

with forecourt and large rear garden to rear. Oil tank.

Services

with mains water, drainage and electricity.

Council Tax

Council Tax Band A

Viewings

By appointment with the selling agents on 01269 597949 or email on ammanford@mallard-properties.co.uk

Facebook

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Directions

Leave Ammanford on College Street and left at traffic lights and continue until you reach a T junction, turn left onto Pontamman Road and continue for approximately 5 miles through the villages of Glanamman and Garnant until you reach Gwaun Cae Gurwen cross roads, turn left, continue for approximately a mile into Brynamman, turn left into Banwen Place and the property can be found on the right hand side.

NOTE

All photographs taken with a wide angle lens camera.

NOTE

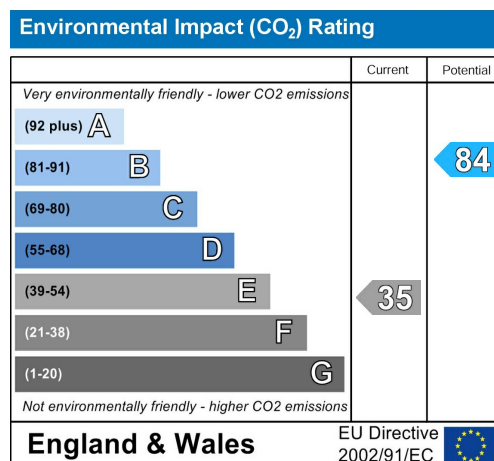
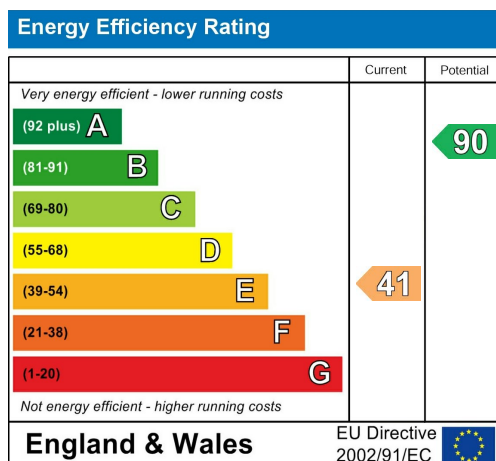
Any appliances and services listed on these details have not been tested.

VIEWINGS

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You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.