

30 Station Road, Upper Brynamman, Ammanford, Carmarthenshire, SA18 1SF



Asking price £60,000



- Delightful End of Terrace
- 2 Bedroom Cottage Style
- Front Garden Bordered by a Stream
- Solid Fuel Central Heating
- Majority Double Glazed
- EPC- E

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1 College Street, Ammanford, Carmarthenshire, SA18 3AB T: 01269 597949 E: ammanford@mallard-properties.co.uk

www.mallard-properties.co.uk

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PROTECTED

Mallard has pleasure in offering For Sale this delightful end of terrace 2 bedroom cottage set in a peaceful location and bordered by a stream within the small village of Brynamman, which hosts a community run cinema, post office, pharmacy and access to the Black Mountains and within 4-5 miles of Ammanford Town Centre with all it's amenities for shopping and leisure facilities. The accommodation comprises living room, kitchen, bathroom, side porch/conservatory located on the ground floor with 2 bedrooms on the first floor. Externally there is a garden to the front of the property with patio area and bordered by a stream. The property benefits from solid fuel central heating and majority double glazing. EPC- E NO FORWARD CHAIN

Ground Floor

With Front Door leading to.....

Lounge

13'1" x 13'1" (4.0 x 4.0)

With feature fireplace housing solid fuel range which provides domestic hot water and central heating, radiator, laminate flooring, stairs to first floor, window to the front of the property and door leading to.....



Kitchen

7'10" x 5'10" (2.4 x 1.8)

With a range of base and wall units, stainless steel sink unit with mixer taps, electric cooker point, plumbing for automatic washing machine, radiator, part tiled walls, tiled floor, window to the rear of the property and door to the side porch/conservatory.



Bathroom

6'6" x 5'10" (2.0 x 1.8)

With low level flush WC, pedestal wash hand basin, bath with overhead shower, heated towel rail, part tiled walls, tiled floor and window to the rear of the property.



Conservatory/Porch

18'4" x 6'6" (5.6 x 2.0)

With wooden door leading to the front garden.



First Floor

Bedroom 1

13'9" x 9'10" (4.2 x 3.0)

With fitted cupboard, radiator and window to the front of the property.



Bedroom 2

13'1" x 7'10" (4.0 x 2.4)

With radiator and window to the rear of the property.



External

Front

With easy to maintain garden and patio area, store shed and path leading to stream which borders the property.



Services

Mains electricity, water and drainage.

Council Tax

- Band A

NOTE

All photographs have been taken with a wide angle lens camera.

NOTE

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

FACEBOOK

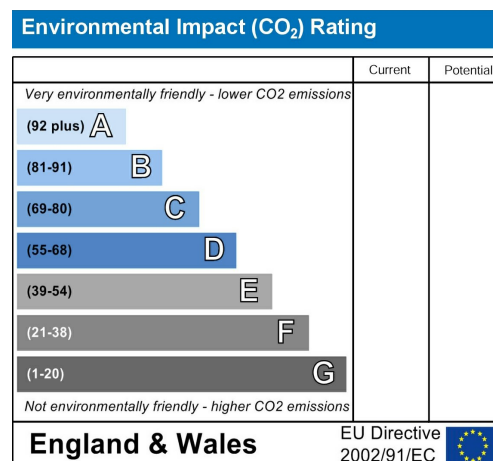
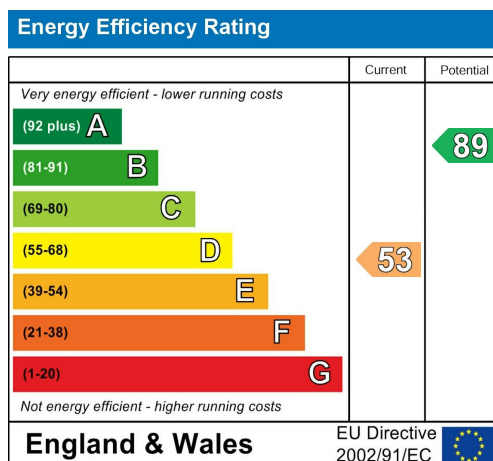
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VIEWINGS

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

Directions

Leave Ammanford on High Street at the junction turn Left into Pontamman Road, continue for approximately 5 miles into the village of Gwaun Cae Gurwen, turn left sign posted Brynamman just before the level crossing and continue for approximately 1 1/2 miles proceed just past the cinema and the property can be found on the right hand side identified by our 'For Sale' board.



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.