Anna Ashton
ESTATE AGENTS









56 Brynamman House, Station Road, Upper Brynamman, Ammanford, SA18 1SH

Offers in the region of £525,000

- Large detached house with Annexe
- 3 reception rooms to main house
- Oil central heating to main house, multi fuel burner to annexe
- Surrounding gardens
- Viewing highly recommended!
- 4 large double bedrooms to main house and 2 double bedrooms to annexe
- Mostly uPVC double glazing
- Ample off road parking and large detached garage
- No onward chain!

Ground Floor
Hardwood entrance door to

Entrance Hall
with stairs to first floor, 2 radiators and cornice ceiling.

Lounge
13'8" x 15'5" (4.17 x 4.71)




with fireplace, 2 alcoves with shelving and cupboards, 2 radiators, cornice ceiling and uPVC double glazed Sash window to front with fitted shutters. Opening to

Sitting Room
10'3" x 11'1" (3.13 x 3.40)
with 2 alcoves, radiator, cornice ceiling and uPVC double glazed Sash window to rear with fitted shutters.

Dining Room
13'8" x 14'7" (4.17 x 4.46)




with 2 alcoves with shelving and cupboards, 2 radiators, cornice ceiling and uPVC double glazed Sash windows to front with fitted shutters. Opening to

Kitchen
10'3" x 12'11" (3.13 x 3.95)




with range of fitted base and wall units, display cabinets, stainless steel double sink unit with monobloc taps, 5 ring gas cylinder Leisure cooker with extractor over, part tiled walls, tiled floor, radiator, coved ceiling, wooden window to rear and Hardwood stable door to rear. Access to basement room

Utility
6'9" x 10'11" (2.06 x 3.35)



with range of fitted base units, stainless steel single drainer sink unit with mixer taps, plumbing for automatic washing machine, part tiled walls, tiled floor, uPVC double glazed windows to rear and 2 Velux windows to rear.
Store/Larder 2.05 x 0.76 with shelving

Conservatory
5'10" x 10'11" (1.79 x 3.35)



with tiled floor, polycarbonate roof and uPVC double glazed windows to rear and door to side.

Lower Ground Floor

Basement
14'0" x 35'1" (4.28 x 10.70)



with power, light and water connected.

First Floor

Landing
with stairs to second floor, radiator, cornice ceiling and stained glass window to rear.

Bedroom 1
13'7" x 13'2" (4.16 x 4.03)





with built in cupboard, radiator, cornice ceiling and uPVC double glazed Sash window to front with fitted shutters.

Dressing Room (Former En Suite)
4'6" x 8'9" (1.39 x 2.67)



with extractor fan, cornice ceiling and uPVC double glazed Sash window to front with fitted shutters.

Bedroom 2
11'8" x 13'5" (3.57 x 4.09)




with radiator, cornice ceiling and uPVC double glazed Sash window to rear with fitted shutters.

En Suite
7'7" x 3'6" (2.32 x 1.09)
with low level flush WC, pedestal wash hand basin, shower cubicle with mains shower, tiled floor, part tiled walls, heated towel rail, shaver point, extractor fan and cornice ceiling.

Bedroom 3
13'8" x 11'10" (4.18 x 3.61)




with built in cupboard, radiator, cornice ceiling and uPVC double glazed Sash window to front with fitted shutters.

Dressing Room (Former En Suite)
4'3" x 9'2" (1.31 x 2.80)
with cornice ceiling and extractor fan.

Bathroom
11'8" x 10'4" (3.57 x 3.17)




with low level flush WC, vanity wash hand basin with cupboards under, free standing roll top bath with central shower attachment taps, built in cupboard, part tiled walls, laminate floor, extractor fan, coed ceiling and uPVC double glazed Sash window to rear with fitted shutters.

Second Floor

Bedroom 4
10'7" x 33'3" (3.23 x 10.15)




with built in cupboards, upright radiator, beamed ceiling and 2 uPVC double glazed windows to front.

Annexe

Ground Floor
uPVC double glazed French doors to front.

Porch
7'11" x 7'0" (2.43 x 2.15)
with laminate floor and uPVC double glazed window either side and French doors to

Lounge
15'0" x 20'6" (4.58 x 6.26)




with access to main house, feature stone wall, multi fuel fire, built in cupboard and beamed ceiling. Opening to

Kitchen/Diner
13'8" x 20'6" (4.17 x 6.27)




with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, 4 ring electric hob with extractor over, built in double oven, stairs to first floor, beamed ceiling and 2 uPVC double glazed windows and French doors to rear.

WC
3'3" x 5'9" (1 x 1.77)
with low level flush WC, vanity wash hand basin, tiled floor and part tiled walls and extractor fan.

First Floor

Bedroom 1
14'4" x 20'8" max (4.39 x 6.31 max)




with stone wall, hatch to roof space, built in wardrobe and uPVC double glazed window and Juliette balcony to front.

En Suite
9'6" x 4'3" (2.92 x 1.30)
with low level flush WC, pedestal wash hand basin, panelled bath, part tiled walls, extractor fan and tiled floor.

Bedroom 2
13'11" x 15'8" max (4.26 x 4.78 max)




with built in cupboard one with hot water cylinder and uPVC double glazed window to rear.

En Suite
7'5" x 5'0" (2.28 x 1.53)
with low level flush WC, pedestal wash hand basin, shower cubicle with electric shower, extractor fan, tiled floor, part tiled walls and uPVC double glazed window to rear.

Outside




with gated access to enclosed surrounding gardens and ample off road parking to front, large detached garage with up and over door (6.03 x 4.38), gated access to rear garden with further car port and log store, lawned garden, gravelled area, wooden shed and mature shrubs and trees.

Material Information
UTILITES:

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Oil for main house and multi fuel for annexe
Broad Band Speed: Download: 1800 mbps Upload: 220mbps
Mobile coverage: 3: 83% VodafoneL 80% EE: 76% 02: 61%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low from rivers and sea, high risk from surface water and small water courses (risk greater than 3.3% chance each year)
Rights and Easements: None
Restrictions: None

Council Tax
Band E

NOTE
All photographs have been provided by the vendor

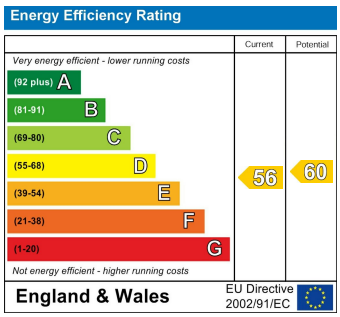
Directions
Leave Ammanford on High Street and at the T junction turn left onto Pontamman Road. Travel approximately 4.5 miles into the village of Gwaun Cae Gurwen and at the

railway crossing turn left signposted Brynamman. Follow the road for approximately 1 and half miles and as you go up the hill, the property can be found on the right hand side, identified by our For Sale board.



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