Anna Ashton
ESTATE AGENTS









27 Hall Street, Upper Brynamman, Ammanford, SA18 1SG

Offers in the region of £129,950

- Mid terrace house
- Oil central heating
- Off road parking
- Garden to front
- 2 bedrooms
- uPVC double glazing
- Detached garage

Ground Floor
uPVC double glazed entrance door to

Entrance Hall
with stairs to first floor, radiator and textured ceiling.

Lounge/Diner
22'5" x 10'11" max (6.84 x 3.35 max)




with under stairs cupboard, 2 radiators, 2 wall lights, textured and coved ceiling and uPVC double glazed window to front and rear.

Kitchen
12'9" x 8'7" (3.91 x 2.62)
with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with mixer taps, 4 ring electric hob with extractor over and oven under, breakfast bar, tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window and door to side.

First Floor

Landing
with hatch to roof space and textured ceiling.

Bedroom 1
11'8" x 14'5" (3.56 x 4.40)
with radiator, textured ceiling and uPVC double glazed window to front.

Bedroom 2
12'11" x 8'8" (3.96 x 2.66)
with radiator, textured and coved ceiling and uPVC double glazed window to side.

Bathroom
7'10" x 8'0" (2.41 x 2.46)
with low level flush WC, vanity wash hand basin with cupboards under, shower cubicle with mains shower, built in cupboard, Respatex walls, radiator, textured ceiling and uPVC double glazed window to rear.

Outside




with steps down to the rear of the property. Vehicular access to the front of the property leading to off road parking for one car, detached garage, steps down to rear garden with patio area and lawned area.

Boiler Room
7'10" x 8'11" (2.41 x 2.74)
with low level flush WC, plumbing for automatic washing machine, free standing oil boiler providing domestic hot water and central heating and uPVC double glazed window to side and rear and door to rear.

Detached Garage
18'0" x 8'11" (5.51 x 2.73)
with up and over door, power and light connected 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: 3: 83% Vodafone: 80% EE: 76% 02:61%

ISSUES WITH POTENTIAL IMPACT:

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

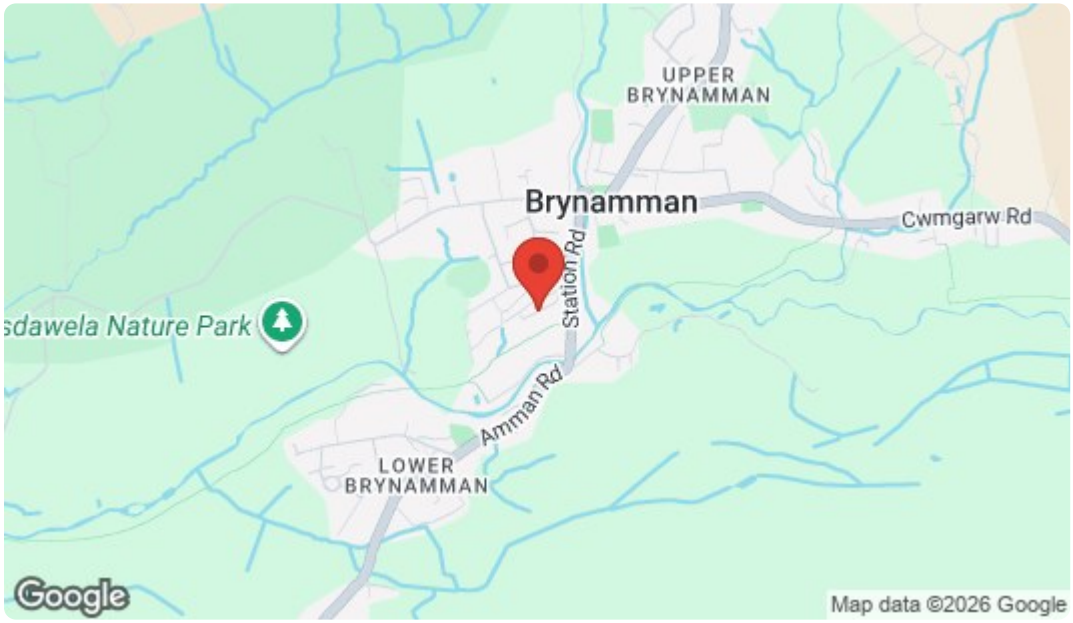
Council Tax
Band B

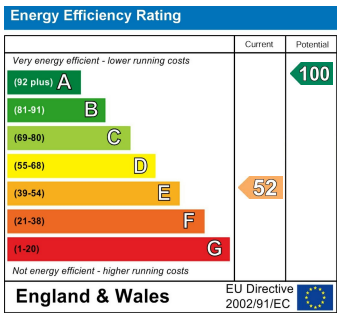
NOTE
All photographs are taken with a wide angle lens.

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 1.5 miles then at the cinema turn sharp left into Hall Street then left again and 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.
Made with Metropix ©2022





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