



7 Chapel Street, Upper Brynamman

Offers In Region Of £115,000



Calow Evans
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7 Chapel Street, Upper Brynamman

A quirky two bedroom cottage situated on a side road in the village of Upper Brynamman. The property benefits from an air source heat pump & enjoys some features to include beams to ceilings & a multi fuel fire set within a fireplace. This property would lend itself to a first time buyer, buy to let investor or someone just looking to downsize. Situated on the edge of The Brecon Beacons National Park this cottage would be an ideal holiday let as it is popular with ramblers, bikers, cyclists and offers beautiful scenery, waterfalls and tranquil reservoirs. The village itself offers good basic amenities to include a public cinema. The main shopping facilities are located at Ammanford town centre.





Accommodation:

Entrance Hallway

Single panel radiator.

Lounge/Diner

6.4m x 3.68m (21'0" x 12'1")

Double glazed window to front, feature fireplace with multi fuel fire, slate hearth, laminate flooring, under stairs storage area with fitted computer desk.





Kitchen

5.11m x 2.24m (16'9" x 7'4"/6'9")

Three steps to kitchen area, two double glazed windows and double glazed glass panel door to rear, fitted with base units, 1½ bowl sink unit and draining board, double panel radiator, built in electric oven, electric hob, extractor fan over, plumbing for washing machine or dishwasher, part divided wall.

First Floor Landing

Exposed floorboards, beams to ceiling, entrance to loft.

Bedroom One

4.7m x 2.9m (15'5" x 9'6")

Two double glazed windows to front, exposed floorboards, feature part exposed stone walls and fireplace, single panel radiator, recess with shelving, timbers to ceiling.



Bedroom Two

3.43m x 2.72m (11'3" x 8'11")

Double glazed window to rear, feature part exposed stone walls, beams to ceiling, double panel radiator.

Bathroom

2.59m x 2.39m (8'6" x 7'10")

Double glazed window to rear, suite comprises panelled bath, WC, pedestal wash hand basin, cupboard housing hot water tank, double panel radiator, exposed floorboards, part tiled walls, entrance to loft.

Externally

Small enclosed frontage, side pedestrian access to a good sized rear garden, outside WC and coal shed, garden mainly laid to lawn, brick storage shed to the rear. We have been informed by the vendor the attached neighbouring property enjoys pedestrian access to the rear.



Services

We are advised that mains services are connected. Air source heat pump & solar panels which we are advised by the Seller that they are owned.

Tenure

Freehold

Council Tax

Band B





Disclaimer

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



Address

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