

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



The Coach House Station Road, Upper Brynamman, Ammanford,
Carmarthenshire. SA18 1SF



£120,000

Main Features

- Unique Detached Property
- Freehold
- EPC - C
- Potential For Investment Opportunity
- Convenient Location
- Main Bedroom With En-Suite
- Off Road Parking
- Private Plot
- Woodland Views
- Need A Mortgage? We Can Help!

General Information

Located on the outskirts of Brecon Beacons National park, this detached unique property has a lot of potential for an investment opportunity! This accommodation comprises of a lounge, kitchen and WC to the ground floor and a gallery landing which could potentially be used as a office/reception area, and a bedroom with Ensuite and storage cupboard.

Situated in the heart of Brynamman, conveniently close to many local amenities such as local schools, restaurants, approx 20 minute drive to Swansea and plenty of woodland walks to appreciate the countryside.

A viewing is highly recommended!

Please visit our new and improved site for more information.

GROUND FLOOR

Hallway

Two windows to the front aspect and wooden flooring.

Doors to;

W.C.

Comprising of a low level WC and wash hand basin.

Frosted window to the side aspect, radiator, tiled flooring and partially tiled walls.

Lounge

Windows to front and rear aspect, two radiators, wooden flooring, solid oak staircase to the first floor.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. Window to rear, radiator, tiled flooring, plumbing in place for washing machine, integrated oven with induction hob over and patio door to side to access the rear garden.

FIRST FLOOR

Landing

Gallery landing having windows to front and rear aspect, radiator and wooden flooring.

Door to;

Master Bedroom

Window to the rear aspect, radiator, wooden flooring and fitted storage cupboard housing a boiler serving domestic hot water and gas central heating.

En Suite

Comprising of a low level WC, wash hand basin and panelled bath with shower over. Frosted window to the front aspect, radiator, wood-effect laminate flooring and partially tiled walls.

Basement Store Room

EXTERNALLY

Gardens

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding C

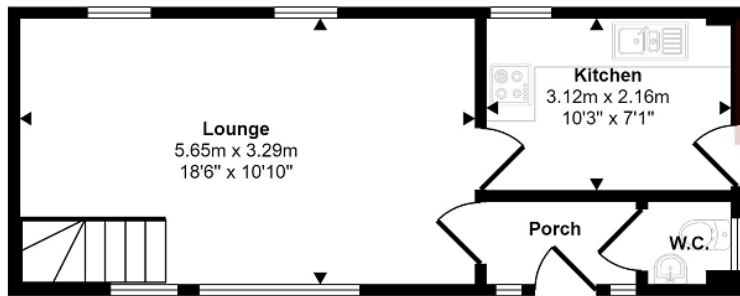
Current heating type Gas

Tenure (To be confirmed) Freehold

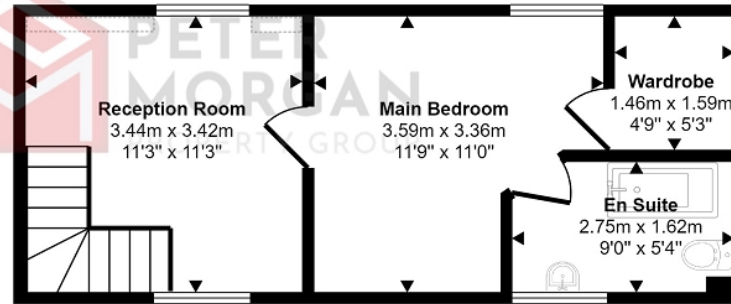




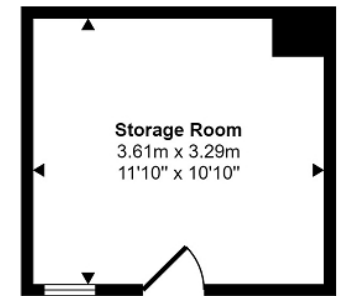
Approx Gross Internal Area
71 sq m / 764 sq ft




Ground Floor
Approx 29 sq m / 315 sq ft




First Floor
Approx 30 sq m / 321 sq ft



Storage Room
Approx 12 sq m / 128 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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