



## 4 Brynllo Road

Glanamman, Ammanford, SA18 1EQ

Offers in the region of £169,995



# 4 Brynllo Road

Glanamman, Ammanford, SA18 1EQ

## Offers in the region of £169,995



### Entrance Porch

4'11" x 4'0" (1.51m x 1.22m )

Entrance via a uPVC door, ceiling light, fuse box/electric meter, door leading to the hallway.

### Entrance Hallway

Laid carpet, 1 x radiator, 1 x light fitting, doors leading to the front room and lounge, staircase leading to the first floor.

### Front Room

12'8" x 12'4" (3.88m x 3.78m)

Spacious room with laid carpet, 1 x uPVC double glazed bay window to the front, 1 x radiator, 1 x ceiling light, feature fireplace with oak surround,

### Lounge

13'10" x 13'11" (4.24m x 4.26m)

Generous lounge with feature fireplace, 1 x radiator, laid carpet, 1 x ceiling light, uPVC double glazed window to the rear, door leading to the kitchen/diner.

### Kitchen/Diner

11'1" x 9'7" (3.38m x 2.93m)

With a range of wall and base units with worksurface over, stainless steel sink and drainer unit with hot and

cold mixer tap over, part wall tiles, 1 x radiator, uPVC double glazed window to the rear, wall mounted Worcester boiler, space for a standalone double oven and grill, plumbing made ready for a washing machine, ceiling light, uPVC double glazed patio door leading to the rear, door leading to the downstairs shower room.

### Downstairs Shower Room

9'3" x 6'3" (2.83m x 1.91m )

Featuring an enclosed shower, laminate flooring, low level flush cistern, pedestal wash hand basin, 1 x radiator, part wall tiles, uPVC double glazed window with obscured glass, airing cupboard, ceiling light.

### Staircase and Landing

Laid carpet, ceiling light, doors leading to bedrooms 1-4

### Bedroom 1

12'11" x 10'5" (3.95m x 3.19m)

Laid carpet, ceiling light, 1 x radiator, 1 x uPVC double glazed window to the front.

### Bedroom 2

10'7" x 10'6" (3.24m x 3.22m)

Laid carpet, ceiling light, 1 x radiator, 1 x uPVC double glazed window to the rear

## Bedroom 3

10'2" x 9'5" (3.11m x 2.88m)

Laid carpet, ceiling light, 1 x radiator, 1 x uPVC double glazed window to the rear.

## Bedroom 4

9'7" x 6'9" (2.94m x 2.07m)

Laid carpet, ceiling light, 1 x radiator, 1 x uPVC double glazed window to the front, fitted shelving and attic hatch.

## Externally

Externally and to the front of the property there is a garden featuring a path that leads to the front door and laid lawn. There is also a driveway which leads to the side of the property providing off road parking for several vehicles. The side access also leads to the detached garage and attractive rear garden featuring a patio area, mixture of beautiful flowers, shrubbery, outbuilding, greenhouse and laid lawn, the rear enjoys many hours of sunshine perfect for families or those who prefer a tranquil setting.

## Disclaimer

Disclaimer:

Disclaimer general information

Services: Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



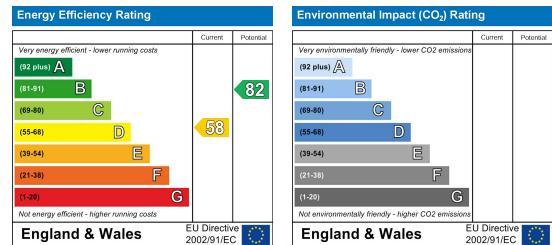
**TOTAL: 109.9 m<sup>2</sup> (1,183 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.