



2 Deri Road, Glanamman, Ammanford, SA18 1JA

Offers in the region of £450,000

- Deceptively spacious 3 storey detached property
- Attic space potential for conversion on top floor (STPP)
- uPVC double glazing
- Balcony off kitchen/living and main bedroom overlooking garden and woodland views
- Viewing highly recommended
- 3 bedrooms one with en suite and dressing room
- Gas central heating
- Off road parking for several cars and motor home
- Private gardens to side and rear

Ground Floor

Composite entrance door to

Entrance hall

with stairs to first floor, stairs to lower ground floor, built in cupboard, wood floor and coved ceiling.

Garage Conversion

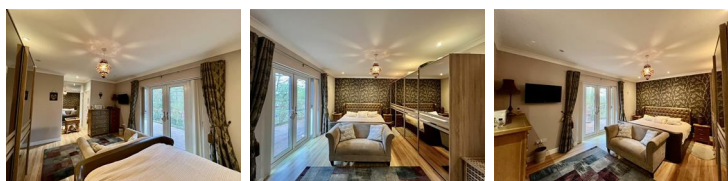
17'1" x 12'11" (5.23 x 3.96)



with coved ceiling and uPVC double glazed window and door to side.

Bedroom 1

12'4" x 17'6" (3.77 x 5.34)



with coved ceiling and uPVC double glazed French doors onto balcony. Opening to

Dressing Area

4'0" x 7'1" (1.23 x 2.16)

with shelving and hanging rails.

En Suite

7'10" x 3'10" x 7'0" (2.41 x 1.19 x 2.15)



with low level flush WC, vanity wash hand basin, walk in shower enclosure, part tiled walls, extractor fan, coved ceiling and uPVC double glazed window to rear.

Bedroom 3

9'6" x 16'11" (2.91 x 5.17)



with coved ceiling and uPVC double glazed window to front.

Bathroom

8'7" x 9'8" (2.63 x 2.96)



with low level flush WC, vanity wash hand basin with cupboards under, corner panelled bath, shower cubicle, part tiled walls, tiled floor, extractor fan, coved ceiling and uPVC double glazed window to front.

L Shape Kitchen/Living

21'3" red to 12'5" x 20'0" red to 9'7" (6.5 red to 3.81 x 6.12 red to 2.93)



with range of fitted base and wall units, display cabinets, one and a half bowl sink unit with mono bloc tap, gas cooker point with extractor over, integrated automatic dishwasher, part tiled walls, coved ceiling and 2 uPVC double glazed windows to rear, window and French doors to side leading to balcony.

Utility

12'5" x 6'0" (3.79 x 1.85)



with range of fitted base and wall units, plumbing for automatic washing machine, space for tumble dryer, coved ceiling and uPVC double glazed window and door to rear onto Balcony.

First Floor

with access to large attic space (potential for conversion STPP)

Bedroom 2

19'5" x 12'11" inc to 17'4" (5.94 x 3.96 inc to 5.3)



with 2 velux windows to rear and eaves storage with wall mounted boiler providing domestic hot water and central heating.

Lower Ground Floor

under stairs storage. Double doors to

Lounge

20'7" red to 13'6" x 20'0" red to .311'8"
(6.29 red to 4.12 x 6.11 red to .95)



with electric fire in feature surround, 2 wall lights, coved ceiling and 2 uPVC double glazed windows to side and French doors to rear out to the garden.

Outside



Tarmac parking area to front for several cars and also charging point for motor home, side pedestrian access either side of the property, one leading to decked balcony and one leading to a mature garden with an abundance of flowers, shrubs and trees, feature fishpond, pear tree, decked seating area with woodland views to rear, lower ground decking patio area and outside tap.

Council Tax

Band F

NOTE

All internal photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 3 miles into the village of Glanamman then turn 7th right onto Deri Road and the property can be found on the right hand side, identified by

our For Sale board.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Mains

Broad Band Speed: Download 1800 Mbps

Upload 220 Mbps

Mobile coverage: Vodafone 79% EE78%

Three 66% O2 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Flooding from rivers- Very low

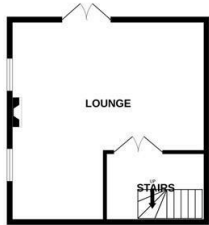
risk, Flooding from surface water and small

watercourses- Very low risk

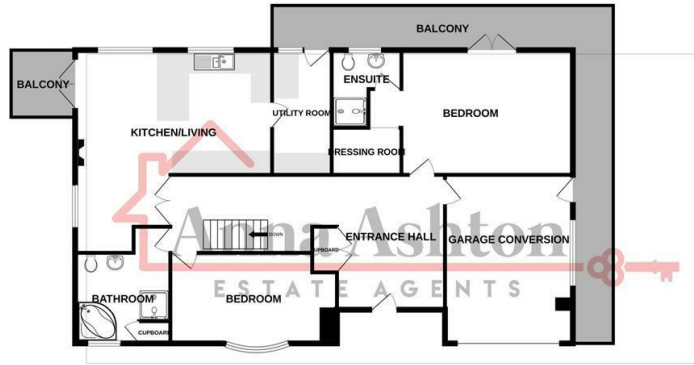
Rights and Easements: none

Restrictions: none

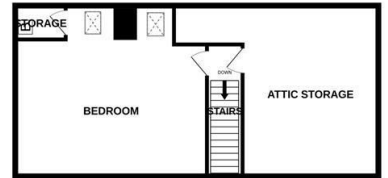
LOWER GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note:

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