



**1 Brynllo Road, Glanamman, Ammanford, SA18 1EQ**

**Offers in the region of £249,950**

A large semi detached house situated within easy travelling distance of the modern Ysgol Y Bedol school and the main villages of Glanamman and Garnant with Ammanford town centre being approximately 4 miles distant. Accommodation comprises porch, entrance hall, lounge, dining room, kitchen, downstairs bathroom and 4 bedrooms. The property benefits from gas central heating, uPVC double glazing, off road parking for several cars, large detached garage/workshop and large rear garden.

## Ground Floor

uPVC double glazed entrance door to

## Porch

with tiled floor, part tiled walls and door to

## Entrance Hall

with stairs to first floor, wood floor, radiator and coved ceiling.

## Lounge

14'7" into bay x 12'7" (4.47 into bay x 3.84)



with fireplace, picture rail, wood floor, radiator, coved ceiling and uPVC double glazed window to front.

## Dining Room

12'4" x 12'4" (3.77 x 3.77)



with feature fireplace, 2 alcove cupboards, slate tiled floor, radiator, coved ceiling and uPVC double glazed window to rear.

## Kitchen

11'11" x 10'9" (3.64 x 3.29)



with range of fitted base and wall units, double Belfast sink unit with monobloc tap, Flavel Range cooker, plumbing for automatic washing machine, plumbing for automatic dishwasher, under stairs cupboard, wall mounted gas boiler providing domestic hot water and central heating, part tiled walls, tiled floor, heated towel rail and uPVC double glazed window and door to side.

## Downstairs Bathroom

6'8" x 10'9" (2.05 x 3.30)



with low level flush WC, pedestal wash hand basin, free standing roll top bath with shower attachment taps, shower enclosure with mains shower, heated towel rail, part tiled walls, tiled floor, extractor fan and uPVC double glazed window to rear.

## First Floor

## Landing

with hatch to roof space, painted floorboards and coved ceiling.

## Bedroom 1

15'7" into bay x 11'7" (4.77 into bay x 3.55)



## Bedroom 3

12'4" x 10'10" (3.77 x 3.31)



with painted floorboards, radiator and uPVC double glazed bay window to front.

with radiator and uPVC double glazed window to rear.

## Bedroom 2

12'4" x 10'10" (3.77 x 3.31)



## Bedroom 4

8'10" x 5'10" (2.71 x 1.79)



with radiator, coved ceiling and uPVC double glazed window to side and rear.

with uPVC double glazed window to front.

## Outside



with off road parking for 2 cars, side access leading to further off road parking and rear garden with flower beds, gravelled areas,

mature shrubs and trees, large workshop/garage (20ft x 20ft) with electric roller door, power and light connected, water connected and uPVC double glazed window and door to side.

### **Services**

Mains gas, electricity, water and drainage.

### **Council Tax**

Band C

### **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, turn right into Brynlloi Road and follow the road around almost to the end 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.