



Bron Y Glyn Brynneuadd, Lower Brynamman, Ammanford, SA18 1TS

Offers in the region of £240,000

NO ONWARD CHAIN....We have the pleasure of offering this detached bungalow set down a private lane with panoramic views in the village of Brynamman within one mile of shops, cinema and schools and approximately 6 miles from Ammanford town centre.

Accommodation comprises entrance hall, sun room, lounge/diner, dining room, kitchen, 2 bedrooms one with en suite, bathroom and separate WC, conservatory and balcony over looking the far reaching views over the countryside. The property benefits from oil central heating, mostly uPVC double glazing, off road parking, 2 garages, off road parking and surrounding gardens.

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with hatch to roof space, 2 radiators, textured and coved ceiling and uPVC double glazed window to front.

Sun Room

7'11" x 14'8" (2.43 x 4.48)



with 5 wall lights, textured and coved ceiling and 2 uPVC double glazed windows to front, 2 to side and one to rear. Decorative archway opening to

Study/Potential Bedroom

8'11" x 14'11" (2.72 x 4.56)



with radiator and textured and coved ceiling.

Lounge/Diner

25'11" red to 12'2" x 20'4" red to 8'10"
(7.90 red to 3.71 x 6.21 red to 2.70)



with electric fire in brick surround, serving hatch, 2 radiators, textured and coved ceiling and uPVC double glazed window overlooking balcony, window to rear and French doors to side into Conservatory.

Conservatory

12'1" x 5'11" (3.70 x 1.81)



with 2 wall lights, tiled floor, polycarbonate roof and uPVC double glazed windows to front and rear and door to front onto balcony.

Kitchen

11'2" red to 8'11" x 14'2" red to 2'8" (3.42
red to 2.73 x 4.32 red to 0.82)



with range of fitted base and wall units, display cabinets, stainless steel single drainer sink unit with original taps, 4 ring electric hob with extractor over, built in oven, built in cupboards, part tiled walls, radiator, textured and coved ceiling and

uPVC double glazed window to rear and door to side.

Bedroom 1

13'0" x 11'10" (3.98 x 3.61)



with fitted wardrobes, radiator, textured and coved ceiling.

En Suite

7'3" x 5'5" (2.21 x 1.67)



with low level flush WC, pedestal wash hand basin, shower enclosure with mains shower, tiled floor, part tiled walls, part Respatex walls, radiator, extractor fan, coved ceiling and uPVC double glazed window to side.

Bathroom

5'6" x 11'9" (1.70 x 3.60)



with low level flush WC, vanity wash hand

basin with cupboards under, built in cupboard with plumbing for automatic washing machine, tiled bath with shower attachment taps, tiled walls, tiled floor, radiator, textured and coved ceiling and uPVC double glazed window to side.

Bedroom 2

11'6" x 11'10" (3.53 x 3.63)



with fitted wardrobes, radiator, textured and coved ceiling and uPVC double glazed window to front.

WC

3'4" x 6'4" (1.02 x 1.94)



with low level flush WC, pedestal wash hand basin, tiled walls, textured and coved ceiling, radiator and uPVC double glazed window to front.

Outside



with gravelled garden to front, mature shrubs and trees, side access either side of the property, side drive leading to two garages, off road parking, rear garden with steps up to patio areas, lawned garden overlooking far reaching views.

Garage - up and over door, free standing boiler providing domestic hot water and central heating and store room window and door to side.

Garage - up and over door and uPVC double glazed window to side.

Services

Mains electricity and water. Septic Tank.

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens.

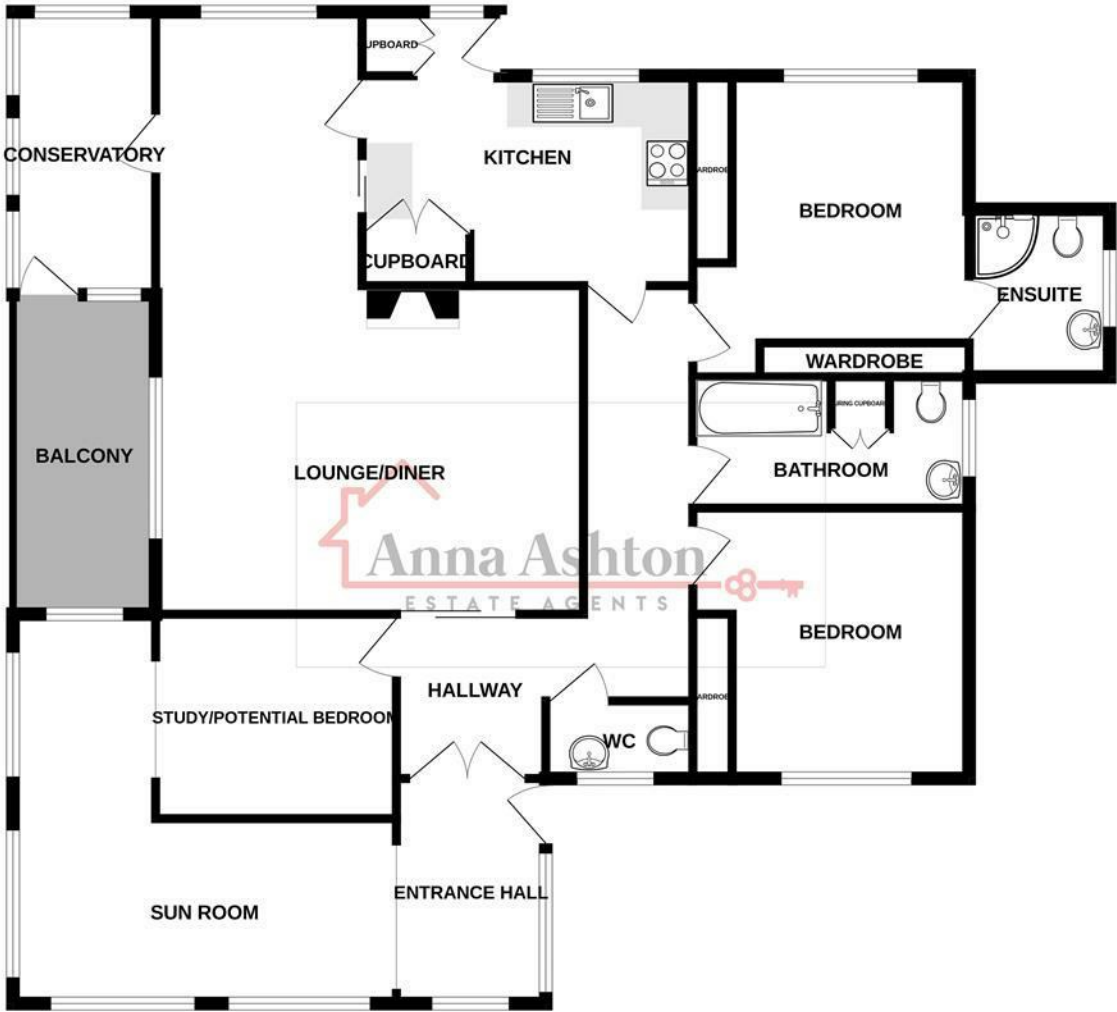
Directions

Leave Ammanford on High Street and travel for approximately 5 miles to the village of Gwaun Cae Gurwen then turn left just before the level crossing for Brynamman. Travel for approximately one mile and turn left onto Brynneuadd and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE

This is a probate sale.

GROUND 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.