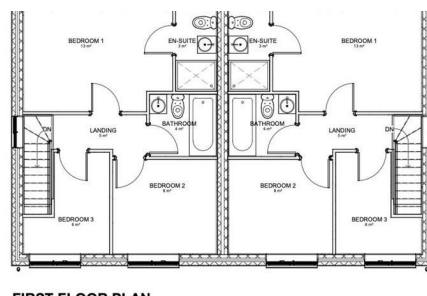
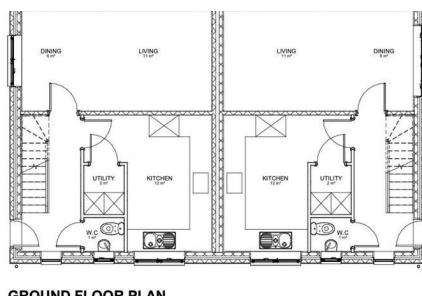




ISOMETRIC VIEW



Plot 3b Penyrallt, Garnant, Ammanford, SA18 1YR

Offers in the region of £210,000

- Brand new semi detached house (being sold off plan)
- uPVC double glazing
- Choice of kitchen
- EV charging point
- 3 Bedrooms (one with en-suite)
- Electric combi boiler and Solar Panels
- Small cul de sac location

Ground floor

Composite entrance door into

Hallway

with stairs to first floor.

Cloakroom

2'11" x 3'11" (0.9 x 1.2)

with low level flush WC and wash hand basin, uPVC double glazed window to front.

Utility Room

3'11" x 5'6" (1.2 x 1.7)

Kitchen

11'1" x 11'5" (3.4 x 3.5)

CHOICE OF KITCHEN - with range of fitted wall and base units, one and half bowl sink unit with mixer taps, fitted oven and hob with extractor.

Open plan living/dining room

with uPVC double glazed windows to Sid end rear and uPVC double glazed Patio doors to rear.

First floor

Landing

Bathroom

6'6" x 6'6" (2 x 2)

with panelled bath, low level flush WC and wash hand basin, extractor fan.

Bedroom 1

11'9" x 11'9" (3.6 x 3.6)

with 2 uPVC double glazed windows to rear.

En Suite

4'11" x 6'6" (1.5 x 2)

with low level flush WC, shower enclosure and wash and basin, uPVC double glazed window to rear.

Bedroom 2

9'2" x 9'6" (2.8 x 2.9)

with uPVC double glazed window to front.

Bedroom 3

7'6" x 8'6" (2.3 x 2.6)

with uPVC double glazed window to front.

Outside

Off road parking for 3 cars and small enclosed garden to rear. EV charging point.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Electric

Broad Band Speed: Download: 1800mbos

Upload: 220mbps

Mobile coverage: 3:83% Vodafone: 80%

EE: 76% 02: 61%

ISSUES WITH POTENTIAL IMPACT:

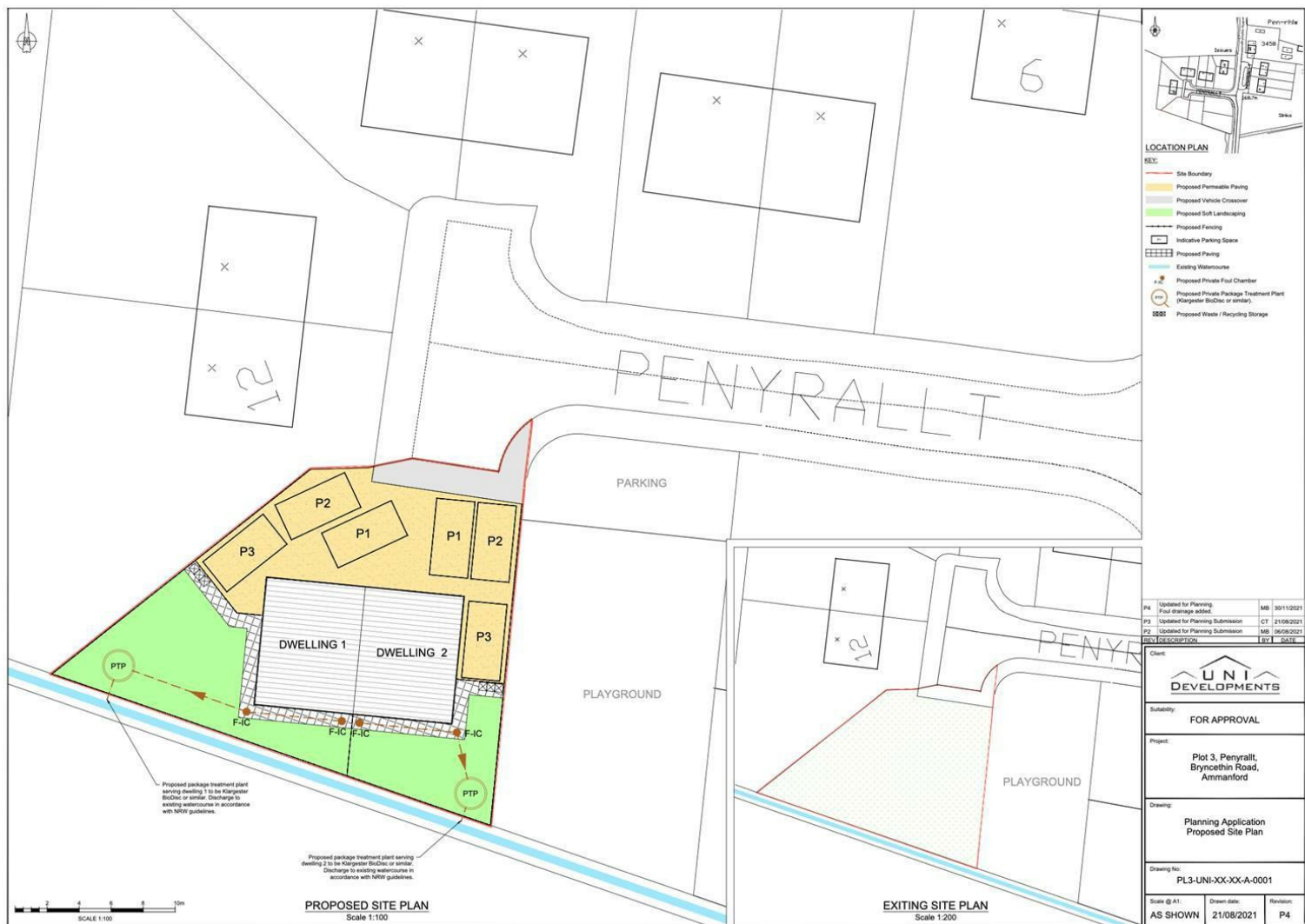
Flood Risk: Ver low risk from rivers and sea and high risk from surface water and small water courses (Risk greater than 3.3% chance each year.)

Rights and Easements:

Restrictions:

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 4 miles to the end of the village of Garnant then turn right into Bryncethin Road. Continue up the hill and at the top turn right into Penyrallt and the property can be found on the left hand side, identified by our For Sale board.



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	

Please note:

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