

**Approximate total area<sup>(1)</sup>**  
1048.60 ft<sup>2</sup>  
97.42 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

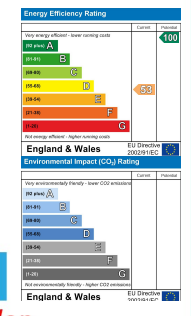


**16 Brynllloi Road, Glanamman, Ammanford, Carmarthenshire, SA18 1EQ**

- Traditional Semi Detached
- Open Plan Lounge/Diner
- Off The Main Road
- Ideal Family Home
- Three Bedrooms
- Village Location
- Enclosed Level Rear Garden
- EPC Rating E

**£147,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band C

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps

Take on JHL/JHL/0523/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



A traditional, three-bedroom semi-detached property located in the village of Glanamman. Located off the main road but close to local amenities, this ideal family home has generous-sized rooms and a level-enclosed rear garden. EPC Rating E

The accommodation comprises an entrance hall, an open-plan lounge and dining area, and a kitchen—first floor: three bedrooms and family bathroom. Externally: enclosed courtyard to the front. Side access leading to enclosed rear garden mainly laid to lawn.

The village of Glanamman offers excellent leisure facilities such as riverside walks, parks, and recreational grounds, and the neighbouring village boasts a modern primary school and an 18-hole golf course. The main shopping facilities are located in Ammanford town centre, although you will find a range of local shops, hairdressers, food takeaways, chemists and doctor's surgery in the village.



**HALLWAY**

**DINING/SITTING ROOM AREA**  
12'3" (max) x 10'2" (max) (3.75 (max) x 3.10 (max))

**LOUNGE AREA**  
8'9" (max) x 13'2" (max) (2.68 (max) x 4.02 (max))

**KITCHEN**  
12'0" (max) x 10'11" (max) (3.68 (max) x 3.35 (max))

**FAMILY BATHROOM**  
9'9" (max) x 10'8" (max) (2.99 (max) x 3.26 (max))

**BEDROOM 1**  
12'4" x 11'1" (3.77 x 3.40 )

**BEDROOM 2**  
12'6" x 9'11" (3.82 x 3.03 )

**BEDROOM 3**  
9'3" x 6'11" (2.82 x 2.13 )

**FIRST FLOOR-LANDING**



**DIRECTIONS**

Leave Ammanford on High Street and at the junction, turn left onto Pontamman Road. Follow the road for approximately 3 miles to the village of Glanamman and immediately after the speed camera turn right into Brynllloi Road (this is a one-way street) follow the road around and the property can be found on the left-hand side, identified by our For Sale board.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.