



277 Cwmamman Road

Glanamman, Ammanford, SA18 2AF

Offers in the region of £530,000



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Entrance Hallway

Every property should have an entrance hallway like this. Entrance is via a wooden door with attractive patterned glass, traditional floor tiles, smooth covered ceiling with 2 x light fittings and 1 x smoke alarm, 1 x radiator, under stairs storage cupboard, doors leading to the lounge, reception room 2, laundry room and open plan area. Staircase leading to the first floor.

Lounge

21'1" x 11'11" (6.45m x 3.65m)
Spacious lounge with patterned window to the front, stunning feature fireplace sat on tiled hearth with traditional surround, wooden flooring, 1 x radiator, smooth covered ceiling with 1 x light fitting.

Reception Room 2

10'4" x 10'0" (3.15m x 3.05m)
Feature fireplace sat on tiled hearth with traditional fire surround, wooden flooring, window to the front with patterned glass, smooth covered ceiling with 1 x light fitting, 1 x radiator.

Laundry Room

9'10" x 6'2" (3.0m x 1.90m)
Fitted shelving, smooth ceiling with 1 x light fitting, traditional floor tiles, wall mounted Viessmann Boiler.

Downstairs W.C.

11'4" x 3'9" (3.46m x 1.16m)
Featuring a low level flush cistern, wall mounted wash hand basin, attractive floor tiles, part wall tiles, 1 x window to the side, heated towel rail, smooth ceiling with 1 x light fitting.

Open Plan - Dining/Sitting Aspect

15'11" x 14'5" (4.87m x 4.40m)
Attractive wooden flooring, double doors leading to the rear with views of the garden, 1 x window to the side, smooth ceiling with 2 x light fittings, 1 x radiator, door leading to the pantry, arch leading to the Kitchen aspect of the open plan.

Open Plan - Kitchen Aspect

20'11" x 11'6" (6.40m x 3.52m)
Stunning and modern Kitchen and centre isle with a range of wall, ladder and base units with complimentary granite worksurface over, gas hob integrated into the centre isle, stainless steel double sink

with hot and cold mixer tap over, part wall tiles, attractive wooden floor, 2 x integrated double oven and grill units, 1 x radiator, smooth ceiling with 2 x light fittings, space for a large fridge freezer, 1 x window with views of the garden, door leading to the utility room.

Pantry

10'5" x 7'4" (3.18m x 2.25m)
Fitted shelving, traditional floor tiles, smooth ceiling 1 x light fitting.

Utility Room

11'7" x 8'7" (3.55m x 2.62m)
Minimum range of wall units with worksurface over, stainless steel sink and drainer unit with hot and cold mixer tap over, plumbing made ready for a washing machine, space for a tumble dryer, part wall tiles, traditional floor tiles, smooth ceiling with 1 x light fitting, door leading to the rear garden, door leading to the workshop, 1 x radiator.

Workshop

23'3" x 15'3" (7.09m x 4.66m)
Perfect for anyone that runs a business or requires a large work area, double doors leading to the front, ceiling light, fitted shelving, electric supply.

Staircase and Landing

Light and spacious landing, Laid carpet, 1 x window to the rear, smooth covered ceiling with 2 x light fittings and 1 x smoke alarm, doors leading to bedrooms 1-4 small study and family bathroom.

Bedroom 1 with En-Suite and walk in wardrobe

15'3" x 14'11" (4.66m x 4.55m)
Generous double bedroom with laid carpet, 2 x windows to the front, smooth ceiling with 1 x light fitting, 1 x radiator, doors leading to the en-suite and walk in wardrobe.

En-Suite

8'2" x 7'9" (2.50m x 2.37m)
Featuring a walk in shower, low level flush cistern, wash hand basin over base unit, heated towel rail, traditional wooden flooring, part wall tiles, smooth ceiling with 1 x light fitting and extractor, 1 x window with obscured glass.

Walk in Wardrobe

6'7" x 5'10" (2.02m x 1.80m)
Laid Carpet, shelving, smooth ceiling with 1 x light fitting.

Bedroom 2

14'1" x 11'3" (4.31m x 3.44m)

Double bedroom with Bay window to the front, laid carpet, feature fireplace, smooth ceiling with 1 x light fitting, 1 x radiator.

Bedroom 3

12'4" x 10'3" (3.76m x 3.13m)

Double bedroom access to two storage rooms, laid carpet, smooth ceiling with 1 x light fitting, window to the side, 1 x radiator, door leading to:

Storage Room 1 - 2.36m x 2.0m laid carpet, smooth ceiling with 1 x light fitting, door leading to:

Storage Room 2 - 2.41m x 2.01m

Bedroom 4

10'8" x 10'4" (3.27m x 3.17m)

Double bedroom with laid carpet, 1 x window to the front, smooth ceiling 1 x light fitting, 1 x radiator.

Study

5'8" x 4'9" (1.75m x 1.45m)

Double doors leading to the balcony with beautiful views of the black mountains and Amman Valley Countryside, laid carpet, smooth ceiling 1 x light fitting.

Family Bathroom

10'9" x 10'6" (3.28m x 3.21m)

Attractive family bathroom featuring a standalone bath, walk in shower, attractive wooden flooring, low level flush cistern, wash hand basin over base unit, 1 x radiator, part wall tiles, smooth ceiling with 1 x light fitting and extractor fan, 1 x window with obscured glass.

Externally

Externally and to the front of the property there is a driveway leading to the front of the property, providing off road parking for over 8 vehicles. There is side access which leads to the rear garden. The rear enjoying country side views features a mixture of laid lawn, vegetable patches, pond and chicken run/hut. To the side of the property there is a shed and also the parcel of land mentioned above.

Side Plot

Potential for generous building plot subject to planning permissions.

Disclaimer

Disclaimer general information

Services: Mains electricity, water and sewerage services. The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy that they are in good working order and comply with current statutory regulations. Important information All room sizes are measured as an approximate, please check if this critical to whether you wish to purchase. These particulars are set out as a general outline for guidance. Prospective purchasers/Buyers should satisfy as to their accuracy before entering any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact.

Please contact us if you have a specific enquiry in relation to the property, area or general enquiries.

We are awaiting confirmation from the seller to confirm whether Property advertisement is of satisfaction



Road Map



Hybrid Map



Terrain Map



Floor Plan



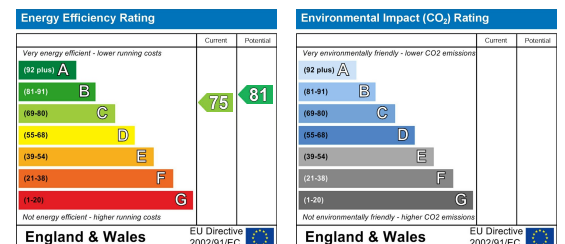
Total floor area 214.2 m² (2,305 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Viewing

Please contact us on 07970 037 199 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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