



Golwg Yr Ynys, Lower Brynamman, Ammanford, SA18

Offers In Region Of £395,000



Calow Evans
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Golwg Yr Ynys, Lower Brynamman, Ammanford, SA18

An ideal home for those looking for a lifestyle property. This comfortable family home is situated down a private lane with only one neighbouring property with well kept front and rear gardens that encourage wildlife. The property offers four bedroom accommodation, the master bedroom being en-suite and benefits from a first floor family bathroom and ground floor WC. This lovely sized property enjoys a conservatory overlooking the rear garden which is well stocked with flowers, trees and shrubs and offers a great deal of privacy. The boot room and utility room can be accessed directly from the rear garden and kitchen an ideal space to remove muddy boots, shoes and a practical space to store coats and hats. There is oil fired central heating and double glazing to the property.





Entrance Vestibule:

Double glazed windows to both side elevations, tiled floor.

Entrance Hallway:

Tile floor, stairs to first floor, understairs storage cupboard, single panel radiator.

Lounge:

5.05m x 3.76m (16'7" x 12'4")

Two double glazed windows to front, tiled floor, feature ornamental fireplace with wooden surround, single panel radiator, double doors to dining room.





Dining Room:

3.1m x 3.02m (10'2" x 9'11")

Double glazed French doors to conservatory, tiled floor, vertical wall mounted radiator.

Sitting Room:

5.08m x 2.79m (16'8" x 9'2")

Double glazed window to front, tiled floor, feature fireplace with electric fire, double panel radiator.

Conservatory:

3.58m x 3.51m (11'9" x 11'6")

Glass conservatory roof, double glazed French doors, tiled floor with Victorian style feature.

Kitchen:

3.3m x 3.25m (10'10" x 10'8")

Double glazed window to rear, tiled floor, fitted with a range of wall and base units, 1½ bowl sink unit and draining board, ceramic hob with extractor hood over, eye level double oven and grill, walls tiled to ceiling, vertical wall mounted radiator.

Utility Room:

2.08m x 1.88m (6'10" x 6'2")

Double glazed window to rear, tiled floor, fitted with wall units, worksurfaces, plumbing for washing machine and dishwasher, space for tumble dryer, double glazed door to boot room, single panel radiator.

Cloakroom:

Double glazed window, WC, pedestal wash hand basin, laminate flooring, respatex effect to walls, single panel radiator.

Boot Room:

2.95m x 2.92m (9'8" x 7'3"/9'7")

Double glazed glass door to rear, double glazed windows, tiled floor, cloaks cupboard for storage, door to garage.

First Floor Landing:

Built in airing cupboard, single panel radiator.

Master Bedroom:

4.19m x 3.68m (13'9" x 12'1")

Two double glazed windows to front, built in wardrobe, laminate flooring, single panel radiator.





En-Suite:

1.91m x 1.85m (6'3" x 6'1")

Double glazed obscure window to front, tiled floor, WC, corner shower enclosure with dual shower heads, pedestal wash hand basin, heated towel rail.

Bedroom Two:

4.78m x 2.79m (15'8" x 9'2")

Double glazed window to front, laminate flooring, single panel radiator.

Bedroom Three:

3.99m x 2.57m (13'1" x 8'5")

Double glazed window to rear, laminate flooring, built in wardrobe, single panel radiator.



Bedroom Four:

3.43m x 2.26m (11'3" x 7'5")

Double glazed window to rear, laminate flooring, built in wardrobe, entrance to loft, single panel radiator.

Bathroom:

3.35m x 1.7m (11'0" x 5'7")

Double glazed obscure window to rear, suite comprised panelled bath with hand held shower unit, WC, wash hand basin in vanity unit, corner shower enclosure with dual shower heads, walls tiled to ceiling, heated towel rail.

Integral Garage:

Potential to convert (stpp), electric up and over door (no remote), electricity connected, oil boiler providing domestic hot water and central heating.



Externally:

The property is approached via a private lane, side paved driveway leading to an integral garage, front garden laid to lawn with flowers and shrubs, open aspect to the fore. Side pedestrian access to an enclosed private landscaped garden well stocked with various flowers, trees and shrubs, paved patio, garden shed.

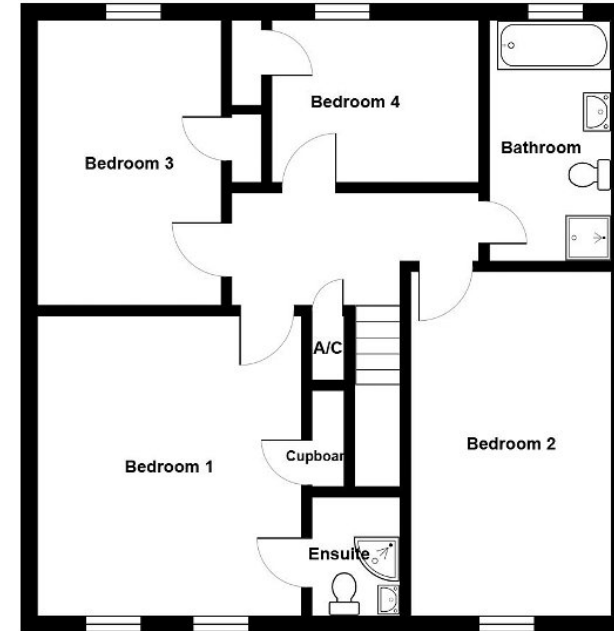
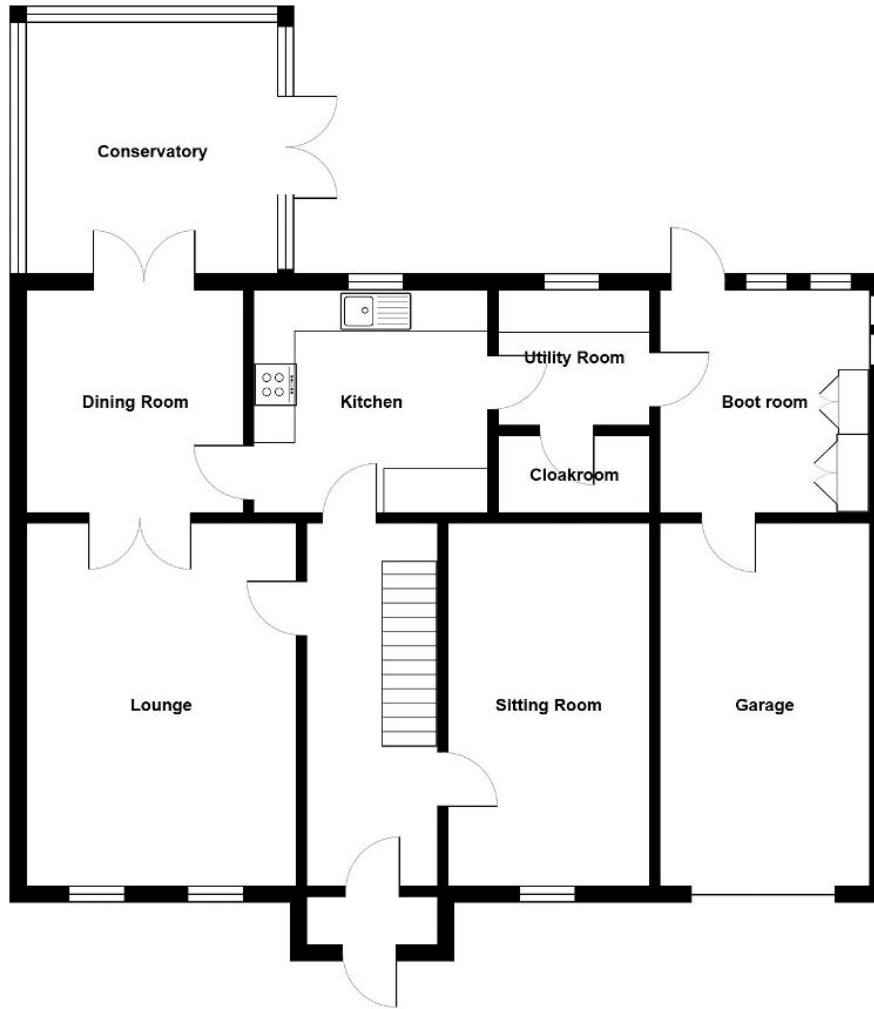
Services:

We are advised mains water and electricity are connected, private drainage, oil fired central heating.

Solar panels are fitted to the roof which are owned also included a total 10Kw battery storage.

Tenure:

Freehold.



All measurements are approximate and for display purposes only



Address

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