



Pantydwr, Llandeilo Road, Upper Brynamman, Ammanford, SA18

£375,000



Calow Evans
Estate Agents

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Deceptively Spacious Detached Property.

An individually designed detached property offering versatile good sized accommodation situated on a private road off Llandeilo Road in the village of Brynamman. The property offers five bedroom accommodation with en-suite facilities (please note we are awaiting building regulations certificate), the former garage is currently used as a games room also potential for various uses (stpp). There is ample parking and a good sized garden in need of some work enjoying an open aspect to the rear.





Entrance Hallway:

Wooden flooring, door to staircase leading to first floor, cupboard with shelving, radiator with radiator cover.

Cloakroom:

2.01m x 1.22m (6'7" x 4'0")

Double glazed window to front, WC, wash hand basin, ceramic tiled floor, single panel radiator.

Kitchen/Dining Room:

4.27m x 4.09m (14'0" x 13'5")

Double glazed window to rear, fitted with a range of wall and base units, integrated dishwasher, 1½ bowl sink unit and draining board, electric hob and oven with extractor fan over, eye level oven and grill, plate rack, part tiled walls, double panel radiator.





Utility Room:

3.35m x 1.6m (11'0" x 5'3")

Double glazed window and double glazed glass panel door to side, fitted with base units, single bowl sink unit and draining board, plumbing for washing machine, single panel radiator, door to former garage (waiting on building regs certificate).

Lounge:

5.79m x 3.78m (19'0" x 12'5")

Double glazed window and door to rear, wood flooring, feature fireplace with marble surround with coal effect electric fire, wall light connections, single panel radiator.

Sitting/Dining Room:

4.44m x 3.76m (14'7" x 12'4")

Double glazed patio doors to conservatory, wooden flooring, single panel radiator.

**Conservatory:**

3.2m x 3.12m (10'6" x 10'3")

Double glazed French doors, tiled floor, double panel radiator.

Bedroom One:

3.38m x 3.25m (11'1" x 10'8")

Double glazed window to front, fitted wardrobes, single panel radiator.

En-Suite:

2.34m x 1.47m (7'8" x 4'10")

Double glazed window to side, WC, wash hand basin in vanity unit, shower area with tiled splashback, walls tiled to ceiling, heated towel rail.

**Bedroom Two:**

3.61m x 3.94m (11'10" x 9'11"/12'11")

Double glazed window to rear, single panel radiator.

Bedroom Three:

3.53m x 3.07m (11'7" x 7'1"/10'1")

Double glazed window to front, single panel radiator.

Bathroom:

2.34m x 1.93m (7'8" x 6'4")

Double glazed obscure window to side, suite comprises panelled bath with hand held shower unit, WC, pedestal wash hand basin, part tiled walls, heated towel rail.





Former Garage/Games Room:

Double glazed French doors to front, double glazed window to side, oil boiler providing domestic hot water and central heating, vented for tumble dryer, single panel radiator. Please note we are waiting for building regulations certificate.

First Floor Landing:

Waiting for building regulations certificate for the first floor. Velux window, double glazed window to side, double panel radiator.

Bedroom Four:

7.57m x 3.94m (24'10" narrowing to wardrobes 3'10" x 12'11")

Velux windows to both side elevations, provision set up for fitted wardrobes, double panel radiator.



Bedroom Five:

4.24m x 3.1m (13'11" x 10'2")

Double glazed window to rear, Velux window, provisions set up for fitted wardrobes, double panel radiator.

Shower Room:

Velux window, shower area with dual shower heads and tiled splashback, pedestal wash hand basin, WC, tiled floor, walls tiled to ceiling, heated towel rail.

Externally:

A tarmac driveway and lower parking area providing ample off road parking, side pedestrian access to a good sized rear garden, paved patio summer house and open aspect to the rear. Please note the rear garden is in need of work.



Services:

We are advised all mains services

Tenure:

Freehold.

Council Tax:

E.



Address

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Office Contact

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