



Brynllloi Road, Glanamman, Ammanford, SA18

Offers In Region Of £184,950



Calow Evans  
Estate Agents

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[www.calowevans.co.uk](http://www.calowevans.co.uk)



## Brynllloi Road, Glanamman, Ammanford, SA18

### NO UPPER CHAIN.

A three bedroom property which has been renovated by the current owners. The property has the benefit of integrated kitchen appliances, Quartz worktops and breakfast bar, Spar bath and shower located on the first floor, gas fired central heating and double glazing. Externally there is gated entrance for enclosed parking and a good sized garden with an open aspect and views to the rear.

The village of Glanamman offers excellent leisure amenities such as riverside walks and cycle paths, recreational grounds, children's play area's and the neighbouring village boasts a modern primary school and an 18 hole golf course.. The main shopping facilities are located at Ammanford town centre however the village offers a range of amenities to include supermarkets, chemist, Dr's surgery, hairdressers, take-away's and more. The location is also ideal for those dog walkers with walking facilities on your doorstep.





## Entrance Hallway:

Stairs to first floor, understairs storage cupboard, stairs to first floor, double panel radiator.

## Lounge:

5.31m x 4.09m (17'5" x 10'0"/13'5")

Double glazed French doors and double glazed window to rear, laminate floor, feature fireplace, feature alcoves with spotlights, double panel radiator.

## Dining Room:

3.33m x 2.69m (10'11" x 8'10")

Double glazed window to front, double panel radiator, steps down to kitchen.









### **Kitchen/Breakfast Room:**

5.51m x 3.05m (18'1" x 5'9"/10'0")

Double glazed windows to front and side, door to front, fitted with a range of wall and base units, Quarts worktops, upstander and breakfast bar, induction hob and extractor fan over with glass splashback, integrated wine cooler, 1½ bowl sink unit and draining board, tiled floor, integrated fridge/freezer, integrated dishwasher, eye level oven and microwave, plumbing for washing machine.

### **Utility Room:**

Double glazed window to rear, plumbing for washing machine, entrance to loft housing the gas boiler providing domestic hot water and central heating.

### **Conservatory:**

2.46m x 2.29m (8'1" x 7'6")

Double glazed door to rear.



### **First Floor Landing:**

Entrance to loft with drop down ladder.

### **Bedroom One:**

3.38m x 3.23m (11'1" x 9'5"/10'7")

Double glazed window to front, double panel radiator.

### **Bedroom Two:**

3.45m x 2.64m (11'4" x 8'8")

Double glazed window to rear, double panel radiator.



### **Bedroom Three:**

2.54m x 2.44m (8'4" x 8'0")

Double glazed window to rear, downlighters, single panel radiator.

### **Bathroom:**

Double glazed window to front, suite comprises wash hand basin in vanity unit, WC, spa bath and shower, heated towel rail, tiled floor, part tiled walls.

### **Externally:**

Side double gates leading to enclosed parking, paved driveway, children's playhouse and garden shed with electricity, enclosed garden laid to lawn.





### **Services:**

We are advised all mains services are connected.

### **Tenure:**

Freehold.

### **Council Tax:**

B.

### **Broadband/Mobile Phone Coverage:**

There is ultrafast broadband and mobile phone coverage in the area.

### **Directions:**

From our Ammanford office proceed to the traffic lights bearing left onto High Street. Turn left at the next junction in Pontamman and proceed onto the village of Glanamman . On reaching Manford house take-away take the next right hand turning onto Brynlloi Road and proceed to the left hand bend whereby the property will be located immediately on the right hand side.

### **Disclaimer:**

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.

**Address**

38 College Street,  
Ammanford, SA18 3AF

**Office Contact**

01269 543 128