



Brynllloi Road, Glanamman, Ammanford, SA18

Offers In Region Of £249,950



Calow Evans
Estate Agents

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Brynllloi Road, Glanamman, Ammanford, SA18

A Victorian four bedroom residence situated on a side road in the heart of the village of Glanamman. The property offers generous proportioned rooms with high ceilings, bay windows bringing in light and giving outward charm, ideal for those seeking a home with historic character. Externally a mature garden enjoying a private secure driveway suitable for parking larger vehicles , double garage and further parking to the front.

The village of Glanamman offers excellent leisure facilities such as riverside walks and cycle paths, recreational grounds, parks 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. Viewing is recommended to fully appreciate the location.





Entrance Vestibule:

Feature tiled wall to half way, tiled floor.

Entrance Hallway:

Approached via feature stained glass panel door, stairs to first floor, single panel radiator.

Lounge:

4.52m x 3.84m (14'10" to bay x 12'7")

Double glazed bay window to front, wood flooring, fireplace with wooden surround and multi fuel fire, ceiling rose.





Dining Room:

3.43m x 3.78m (11'3" x 11'7"/12'5")

Double glazed window to rear, tiled floor, feature fireplace with wooden surround, built in cupboards to alcoves, single panel radiator.

Kitchen:

3.68m x 3.33m (12'1" x 10'11")

Stable style door and double glazed window to side, double Belfast sink unit, Range cooker with seven gas burners, double oven and grill, plumbing for washing machine and dishwasher, understairs storage cupboard, tiled floor, cupboard housing gas boiler providing domestic hot water and central heating (with the exception of two rooms), heated towel rail.

Bathroom:

3.3m x 2.06m (10'10" x 6'9")

Double glazed obscure window to rear, suite comprises free standing Victorian style bath with hand held shower unit, WC, shower enclosure, pedestal wash hand basin, part tiled



First Floor Landing:

Entrance to loft.

Bedroom One:

4.75m x 3.58m (15'7" to bay x 11'9")

Double glazed bay window to front, wood flooring, double panel radiator.

Bedroom Two:

3.51m x 3.23m (11'6" x 10'7")

Double glazed window to rear, single panel radiator.



Bedroom Three:

3.76m x 3.3m (12'4" x 10'10")

Double glazed windows to side and rear, single panel radiator.

Bedroom Four:

2.72m x 1.78m (8'11" x 5'10")

Double glazed window to front.

Externally:

Off road parking to front, side driveway with gated entrance to secure ample off road parking also suitable for parking larger vehicles, double garage with electric roller door, power and light connected, garden mainly laid to lawn with flower beds, trees and shrubs, paved and gravelled patio.





Services:

We are advised all mains services are connected.

Tenure:

Freehold.

Council Tax:

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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

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