



Bryngelli, 9 Ceidrim Road, Garnant, Ammanford, SA18 1LP

Offers in the region of £330,000

A well presented, double fronted, detached house set in an elevated position with far reaching views over the Black mountain. Located on a quiet side road in the village of Garnant, close to local amenities including Primary school and Co-Op, within walking distance of Garnant golf course and only 4 miles from Ammanford town centre with its wider range of facilities.

Accommodation comprises porch, entrance hall, lounge, dining room, sitting room, kitchen, conservatory, 3 bedrooms, laundry room and bathroom. The property benefits from gas central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.

Ground Floor

uPVC double glazed entrance door to

Porch

4'3" x 4'1" (1.3 x 1.27)

with tiled floor and half glazed and leaded door to

Entrance Hall

17'0" x 3'3", 288'8" max (5.19 x 1.88 max)
with stairs to first floor, radiator, dado rail, wood floor and textured and cornice ceiling.

Lounge

13'0" (16'7" into bay) x 10'9" (3.97 (5.06 into bay) x 3.29)



with fireplace, laminate floor, 2 radiators, coved ceiling and uPVC double glazed bay window to front.

Rear Sitting Room

11'1" x 10'5" (3.4 x 3.2)



with Inglenook style fireplace, 2 alcoves with wall lights, 2 radiators, coved ceiling and uPVC double glazed window to rear.

Dining Room

11'5" (15'2" into bay) x 10'10" (3.48 (4.63 into bay) x 3.31)



with gas fire in feature surround, 2 wall lights, 2 radiators, coved ceiling and uPVC double glazed bay window to front.

Kitchen

12'5" x 8'9" (3.81 x 2.67)



with range of fitted base and wall units, one and a half bowl resin sink unit with mixer taps, free standing gas cooker with extractor over, integrated automatic washing machine, integrated automatic dishwasher, integrated fridge freezer, breakfast bar, part tiled walls, laminate floor, radiator, coved ceiling and uPVC double glazed window to side and rear.

Rear Hall

2'10" x 6'2" (0.88 x 1.9)

with textured ceiling, under stairs cupboard, tiled floor, opening to

Conservatory

12'2" x 11'7" (3.71 x 3.55)



with tiled floor, 2 radiator, glass roof and

uPVC double glazed windows and French doors.

First Floor

Landing

with hatch to roof space, radiator, textured and coved ceiling and uPVC double glazed stained glass window to rear.

Bedroom 1

9'6" (13'3" into bay) x 15'7" into robe (2.91 (4.04 into bay) x 4.75 into robe)



with fitted wardrobes, 2 radiators, textured and coved ceiling and uPVC double glazed bay window and flat window to front.

Bedroom 2

17'5" into bay x 10'6" max (5.31 into bay x 3.22 max)



with built in wardrobes, exposed

floorboards, radiator, textured and coved ceiling and uPVC double glazed bay window to front.

Bedroom 3

10'4" x 10'7" (3.17 x 3.24)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bathroom

9'5" x 8'10" (2.88 x 2.7)



with low level flush WC, pedestal wash hand basin, panelled bath with shower attachment taps, shower cubicle with mains shower, tiled walls, tiled floor, radiator and heated towel rail, textured and coved ceiling and uPVC double glazed window to rear.

Outside



with paved and tiered front, steps up to front door, flower beds and views to the front. Sloped side access to rear garden with imprinted concrete apatio, brick paved patio and pathway, lawned gardens, flower borders, glasshouse, 2 brick sheds, outside security light, 2 outside taps, outside WC and outside socket.

Shed (13.76 x 1.92)

Garage

15'11" x 9'11" (4.87 x 3.04)

with up and over door, power and light connected, work bench and window to rear.

Services

Mains gas, electricity, water and drainage.

Council Tax

Band D

NOTE

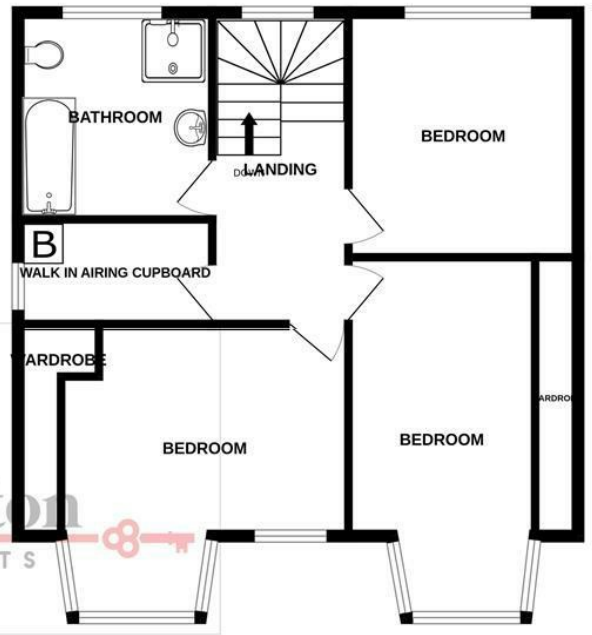
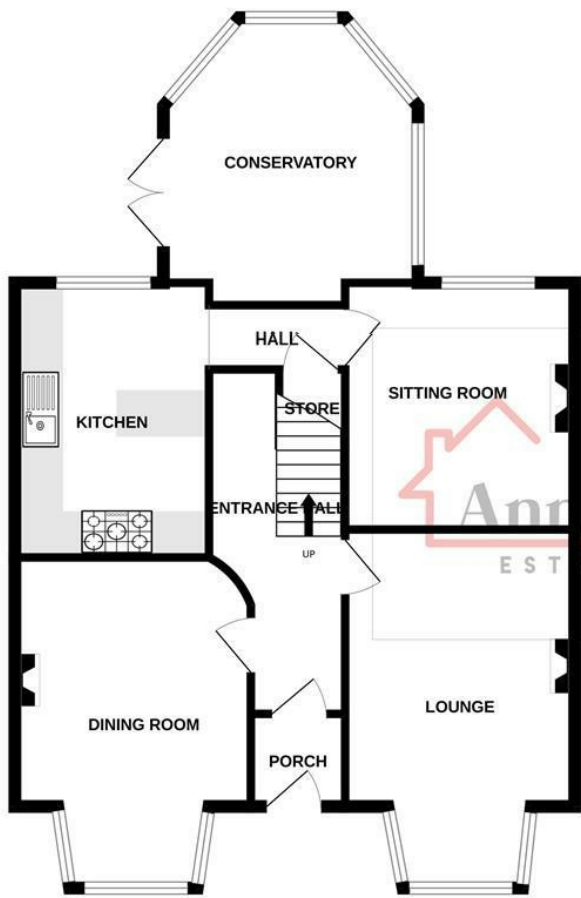
All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow this road for approximately 4 miles into the village of Garnant and after passing the Half Moon Public House. turn right into Ceidrim Road and the property can be found on the left hand side.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.