



**29 Llwyncelyn Road, Tairgwaith, Ammanford, SA18 1UU**

**Offers in the region of £235,000**

A detached house in need of upgrading located on a side road in the village of Tairgwaith, within easy travelling distance of Ammanford town centre. Accommodation comprises porch, entrance hall, lounge/diner, sitting room, kitchen/diner, downstairs bathroom, 4 bedrooms and upstairs shower room. The property benefits from oil central heating, uPVC double glazing, off road parking, garage and enclosed rear garden.

## Ground Floor

uPVC double glazed door to

## Porch

Door to

## Entrance Hall

with stairs to first floor and textured ceiling.

## Lounge/Diner

21'4" x 10'6" red to 9'11" (6.51 x 3.21 red to 3.04)



with under stairs storage, 2 radiators, coved ceiling and uPVC double glazed window to front.

## Sitting Room

13'4" x 10'2" (4.07 x 3.10)



with feature fireplace, tongue and groove wall, radiator and uPVC double glazed window to front.

## Kitchen/Breakfast Room

9'7" x 22'3" (2.94 x 6.79)



with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, plumbing for automatic washing machine, part tiled walls, tiled floor, 2 radiators, tongue and groove ceiling and uPVC double glazed window and door to side and Patio doors to rear.

## Downstairs Bathroom

6'11" x 10'5" (2.11 x 3.18)



with low level flush WC, pedestal wash hand basin, bath with mixer tap, storage cupboard with boiler, part tiled walls, tiled floor, tongue and groove ceiling and uPVC double glazed window to rear.

## First Floor

### Landing

with hatch to roof space and uPVC double glazed window to rear.

### Bedroom 1

11'9" x 9'0" (3.59 x 2.76)



with radiator and uPVC double glazed window to front.

### Bedroom 3

10'1" x 10'7" (3.09 x 3.23)



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

### Bedroom 2

11'6" x 9'0" (3.51 x 2.76)



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

### Bedroom 4

8'6" x 6'1" (2.61 x 1.86)



with uPVC double glazed window to front.

### Shower Room

9'5" x 7'9" (2.89 x 2.37)



with low level flush WC, pedestal wash hand basin, built in cupboards, shower

enclosure with mains shower, part tiled walls, radiator, tongue and groove walls, coved ceiling and uPVC double glazed window to rear.

## Outside



with gated step up to balistered area to front porch, gated side drive for 5 cars leading to garage, gated access to rear garden with high raised slabbed and balistered patio area, pathway to sloped lawned garden levelling out at the bottom, mature shrubs and trees, steps down to a further patio area with rear access to garage.

## Garage

22'6" x 10'8" (6.86 x 3.26)



with up and over door, rear door, side window and power and light connected.

## Services

Mains electricity, water and drainage.

## Council Tax

Band C

## 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. Travel for approximately 5 miles into the village of Gwaun Cae Gurwen then turn left for Brynamman. Turn first right for Tairgwaith and travel to the village, proceed over the railway lines and turn second right into Llwynceilyn Road and the property can be found on the right hand side, identified by our For Sale board.

GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1126 sq.ft. (104.7 sq.m.) approx.

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

Please note:

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