



Brynderi Glyn Road, Lower Brynamman, Ammanford, SA18 1SS

Offers in the region of £325,000

No onward chain!

A charming detached house located on Glyn Road in Lower Brynamman, Ammanford. This property boasts two reception rooms, three cosy bedrooms, kitchen with French doors looking out onto the garden and downstairs bathroom.

One of the standout features of this home is the property sits on approximately a third of an acre of land, providing a generous outdoor space for recreational activities or potential future extensions. Additionally, the parking - with space for up to 3 vehicles and a detached garage.

The large front and rear gardens offer a tranquil escape from the hustle and bustle of everyday life, allowing you to enjoy the beauty of nature right at your doorstep. Immediate access into the Ynysdawela Nature Park.

Ground Floor

Composite entrance door to

Porch

with laminate floor, coat hooks and door to

Lounge

15'8" x 14'9" (4.80 x 4.52)



with wood burner, stairs to first floor, under stairs cupboard, 2 alcoves and uPVC double glazed Sash window to front.

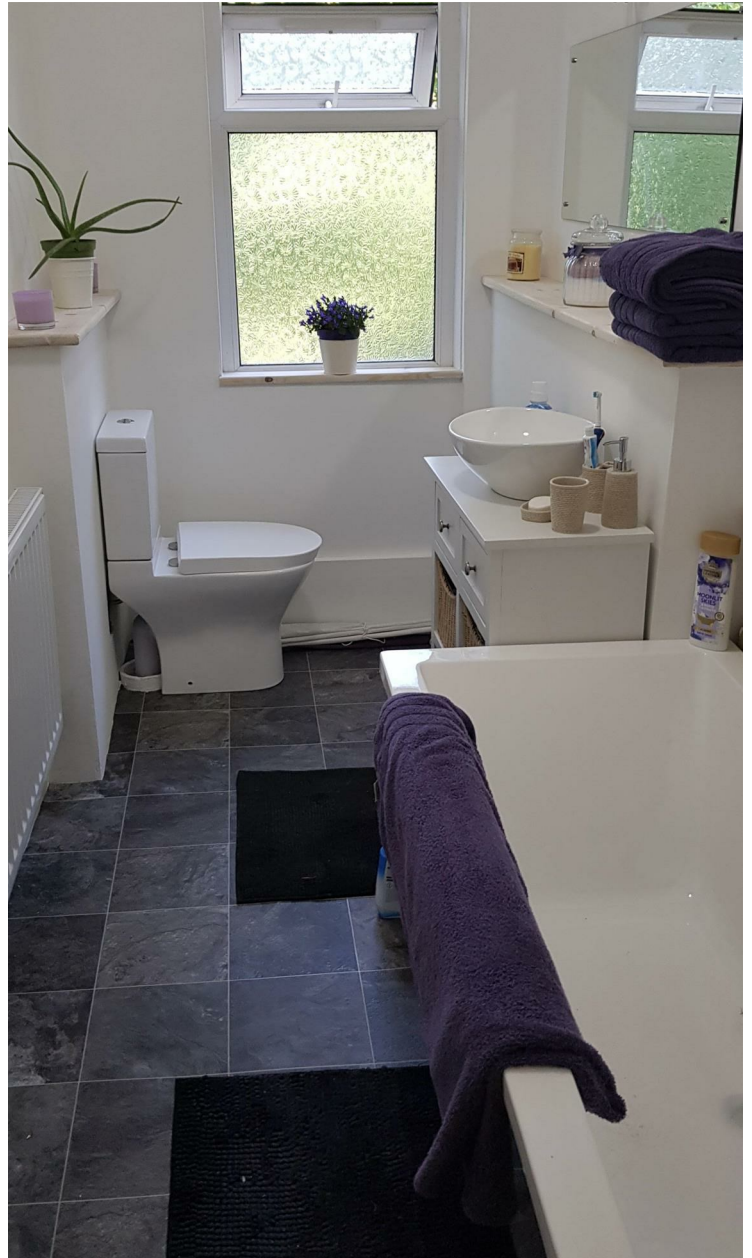
Sitting Room

10'6" x 10'11" (3.21 x 3.35)

with open fireplace, 2 alcoved cupboards, radiator and uPVC double glazed Sash window to front.

Downstairs Bathroom

4'10" x 11'1" (1.49 x 3.38)



with low level flush WC, vanity wash hand basin with cupboards under, panelled bath with shower attachment taps, radiator, part tiled walls, tongue and groove ceiling, extractor fan, wall light and uPVC double glazed window to side.

Kitchen

7'11" x 15'1" (2.43 x 4.62)



with range of fitted base units, ceramic single drainer sink unit with monobloc tap, 5 ring electric cooker, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, walk in pantry, wood floor, radiator, tongue and groove ceiling and uPVC double glazed window and French doors to rear.

First Floor

Landing

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

Bedroom 1

15'8" x 11'8" red to 8'11" (4.79 x 3.56 red to 2.74)



with built in wardrobes, radiator, textured

ceiling and uPVC double glazed Sash window to front.

Bedroom 2

15'8" x 8'3" (4.80 x 2.54)

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

Bedroom 3

7'0" x 8'2" (2.14 x 2.49)



with uPVC double glazed Sash window to front.

Outside



with off road parking for 3 cars to front, gravelled walk way to front leading up to the property, covered gravelled seating area, lawned garden, side access either side of the property to rear garden with large lawned garden with greenhouse, apple trees, cherry trees and pear trees, mature

shrubs and trees, pathway leading to seated area.

Garage

Approximately 30 square metres with double doors, two windows to rear, door to side and electricity with modern rcd trip box.

Services

Mains electricity, water and Septic Tank.

NOTE

All internal photographs are taken with a wide angle lens.

Directions

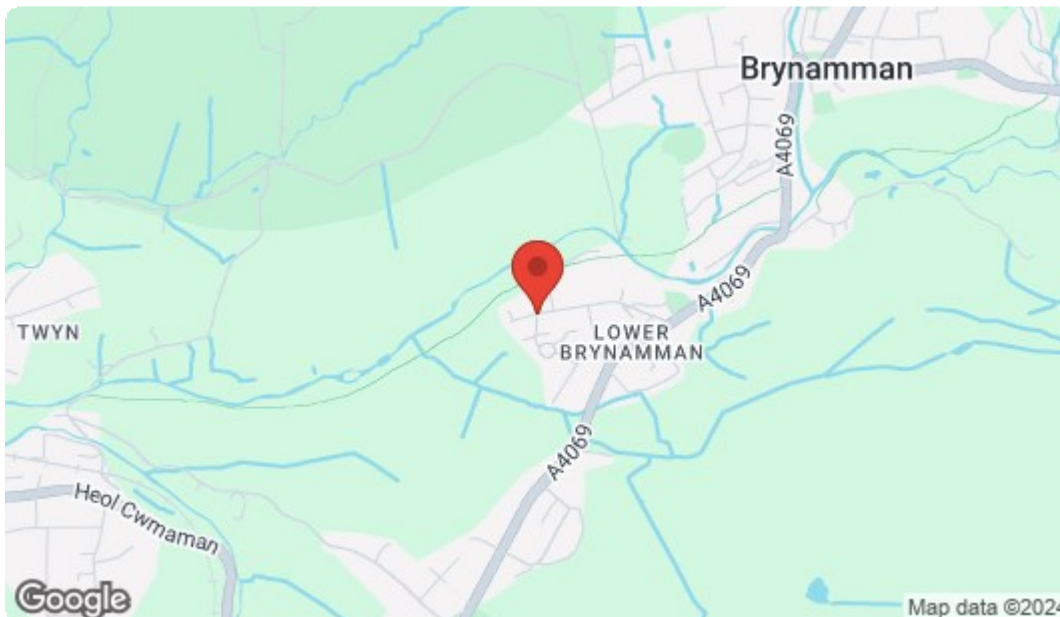
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Follow the road for approximately 5 miles to Gwaun Cae Gurwen then turn left for Brynamman. Travel along this road until you reach the petrol station on the right then turn left into Glyn Road and between number 43 and 45 there is a lane. Travel half way down towards the cycle path and the property can be found on the left hand side, identified by our For Sale board.

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.
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| Energy Efficiency Rating | | Current | Potential |
|---|--------------------|---------|-------------------------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| | (1-20) G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | EU Directive 2002/91/EC |
| Environmental Impact (CO₂) Rating | | | |
| 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.