



**8 Penyrallt, Garnant, Ammanford, SA18 1YR**

**Offers in the region of £165,000**

A semi detached house set in a small estate of similar style properties with lovely views over the surrounding countryside yet within 1 mile of the village of Garnant and approximately 5 miles of Ammanford town centre with its range of shopping and transport facilities. Accommodation comprises porch, entrance hall, lounge, kitchen, utility, 3 bedrooms, and bathroom. The property benefits from bottled gas central heating, uPVC double glazing and front and rear gardens.

## Ground Floor

uPVC double glazed entrance door to

### Porch

5'1" x 7'4" (1.55 x 2.26)

with textured and coved ceiling, uPVC double glazed window to side and door to

### Entrance Hall

with stairs to first floor, radiator, under stairs cupboard with uPVC double glazed window to side, coved ceiling and uPVC double glazed window and door to side.

### Lounge

16'9" x 10'8" (5.11 x 3.26)



with uPVC double glazed window to front and double doors to

## Kitchen

10'10" x 14'4" (3.31 x 4.38)



with a range of base and wall units, stainless steel one and a half bowl sink unit, mono bloc taps, 4 ring electric hob, extractor over, oven under, part tiled walls, coved ceiling and uPVC double glazed window to rear.

### Utility

5'11" x 5'11" (1.82 x 1.81)



with wall units and work surfaces, plumbing for automatic washing machine, extractor fan and uPVC double glazed window to rear and side.

## First Floor

### Landing

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



## Bathroom

7'11" x 7'5" (2.42 x 2.28)



with low level flush WC, pedestal wash hand basin, panelled bath with electric shower over, part tiled walls, extractor fan, radiator and uPVC double glazed window to side and rear.

## Bedroom 1

10'11" x 12'10" (3.33 x 3.93)



with built in cupboard with wall mounted boiler providing domestic hot water and central heating, laminate floor, radiator, coved ceiling and uPVC double glazed window to rear.

## Bedroom 2

10'5" x 10'9" (3.19 x 3.28)



with laminate floor, radiator and uPVC double glazed window to front.

## Bedroom 3

7'5" x 9'8" (2.27 x 2.95)



with radiator and uPVC double glazed window to front.

## Outside



with gravelled garden to front, off road parkin to front leading to rear garden with

outside WC (0.90m x 2.01m) including low level flush WC, vanity wash hand basin with cupboard under and power and light connected, store shed (1.80m x 1.97m) with power and light connected, low maintenance garden.

### **Services**

Gas, electricity, water and drainage.

### **Council Tax**

Band B

### **NOTE**

All photographs are taken with a wide angle lens.

### **Directions**

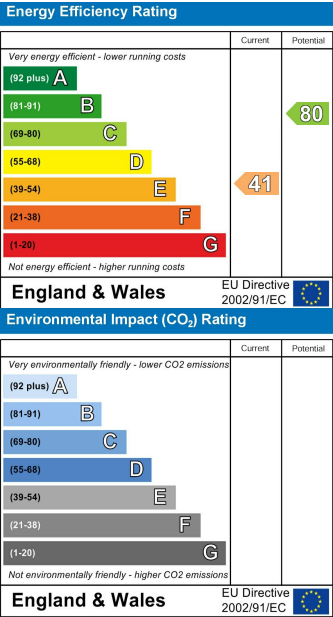
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 4 miles to the end of the village of Garnant then turn right into Bryncethin Road. Continue up the hill and at the top turn right into Penyrallt and the property can be found on the right identified 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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We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.