



**Bryn Coed 6 High Street
Glanamman
Ammanford
Carmarthenshire
SA18 1DX**

Price £350,000



- Four bedroom characterful detached family home
- Lounge, kitchen, bathroom
- Dining room, utility, conservatory
- Upvc sash windows
- Gas fired central heating
- Rear garden
- Shared access over driveway
- Double garage



Viewing: **01269 591 884** Website: **www.ctf-uk.com** Email: **ammanford@ctf-uk.com**

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General Description

We have the pleasure in offering for sale this 4 bedroom characterful family home in the village of Glanamman close to local amenities including shops, post office, public houses and approximately 3 miles from Ammanford town centre and further amenities including primary schools, secondary school, leisure centre, places of worship, shops, banking and approximately 7 miles from junction 49 of the M4

EPC Rating: D57

High Street, Glanamman, Ammanford, Carmarthenshire.

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The accommodation briefly comprises, hallway, Wc, lounge, dining room, rear hallway, kitchen, utility, conservatory, landing, bathroom, three bedrooms on the first floor and a master bedroom with an en suite and a dressing room on the second floor.

The property benefits from Upvc sash windows, gas fired central heating, original features, rear garden, shared access over a driveway for parking area and double garage.

Wooden door to

Hallway

Radiator, part tiled floor, part wooden flooring, dado rail, stairs to first floor.

W.C.

Tiled floor, close coupled Wc, wash hand basin.

Lounge (15' 5" x 13' 3") or (4.69m x 4.04m)

Upvc glazed sash bay windows to front, stained glass window to front, radiator, coved ceiling, picture rail, feature fire place with cast iron fireplace and slate hearth.

Dining Room (14' 8" x 12' 8") or (4.47m x 3.85m)

Upvc glazed sash bay windows to front, stained glass window to front, radiator, coved ceiling, picture rail, feature cast iron fire with slated hearth, alcove shelving.

Rear Hallway

Upvc glazed door to conservatory, Wooden flooring, dado rail, battery smoke alarm.

Kitchen (14' 4" x 13' 2") or (4.37m x 4.01m)

Upvc glazed sash windows to rear, radiator, coved ceiling, tiled flooring, fitted wall and base units, work surface, 1 1/2 bowl ceramic sink unit with mixer tap, island with fitted units and granite work surface, Rangemaster cooker, plumbing for dishwasher.

Utility (10' 4" x 6' 6") or (3.16m x 1.99m)

Upvc glazed sash window to rear, radiator, tiled flooring, fitted wall and base units, wooden work surface, 2 bowl ceramic sink unit with mixer tap, plumbing for automatic washing machine.

Conservatory (19' 1" x 9' 7") or (5.81m x 2.93m)

Upvc glazed windows surround, upvc glazed ceiling, upvc glazed patio doors to rear, tiled floor.

Landing

Upvc glazed sash windows to side, battery smoke alarm, under stair storage housing Ideal gas fired boiler controlling domestic hot water and central heating, stairs to second floor.

High Street, Glanamman, Ammanford, Carmarthenshire.

Bathroom (8' 3" x 6' 4") or (2.51m x 1.94m)

Upvc glazed sash windows to rear, radiator, wooden flooring, 4 down lights, pedestal wash hand basin, bath with shower over, shaving point.

Bedroom 4 (13' 3" x 12' 3") or (4.05m x 3.74m)

Upvc glazed sash window to front, radiator.

Bedroom 2 (15' 11" x 13' 3") or (4.85m x 4.04m)

Upvc glazed sash windows to front, stained glass window to front, radiator.

Bedroom 3

Upvc glazed sash window to front, stained glass window to front, radiator, wooden flooring, built in storage.

Master Bedroom (18' 6" x 18' 1") or (5.64m x 5.51m)

Upvc glazed sash window to side, two skylights, radiator, beam exposed ceiling.

En Suite (11' 3" x 7' 11") or (3.44m x 2.42m)

Upvc glazed sash window to side, radiator, beam exposed ceiling, laminate flooring, free standing roll top bath, close coupled Wc, pedestal wash hand basin, shower cubicle, hatch to roof space, eve storage.

Dressing Room (7' 11" x 6' 2") or (2.42m x 1.87m)

Exposed beam ceiling, two down lights, fitted clothing rail.

Outside

Concrete area to front. Access over gravelled driveway to side. Gravelled area to rear leading to lawn area with surrounding trees and shrubs. Bark seating area to rear with mature trees and shrubs.

Double Garage (20' 4" x 14' 1") or (6.20m x 4.28m)

Two wooden doors to front, first floor storage area. The vendors have made us aware that they have recently had a new roof on the garage.

Agents Note

There is a right of access over the gravelled driveway to the side

Broadband and Mobile phone

There is Ultrafast broadband available in the area. There is mobile phone coverage in the area.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C

Directions

Leave Ammanford on High Street and continue to the T junction turning left towards Glanamman. Continue to Glanamman square take a right into High Street and the property can be found on the right hand side.

