



4 Brynteg Terrace, , Ammanford, SA18 3AY

Offers in the region of £170,000

- Mid terrace house
- 2 reception rooms
- uPVC double glazing
- Rear garden with workshop
- 3 bedrooms
- Air Source Heat Pump
- Off road parking to rear

Ground Floor

uPVC double glazed entrance door to

Entrance Hall

with stairs to first floor, under stairs cupboard, radiator and uPVC double glazed window to front.

Sitting Room

9'10" x 10'2" (3.01 x 3.10)



with radiator and uPVC double glazed window to front.

Lounge

11'7" x 10'4" (3.54 x 3.16)



with radiator and uPVC double glazed window to rear.

Kitchen

7'10" x 12'3" (2.40 x 3.75)



with range of fitted base and wall units, stainless steel single drainer sink unit with monobloc tap, electric cooker point, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, radiator and uPVC double glazed window to rear.

Rear Hall

3'0" x 5'2" (0.92 x 1.59)

with built in cupboard with shelving, radiator and uPVC double glazed door to side.

Bathroom

9'1" x 6'8" (2.78 x 2.04)



with low level flush WC, pedestal wash hand basin, panelled bath, radiator, tiled walls, tiled floor, textured and coved ceiling and uPVC double glazed window to rear.

First Floor

Landing

with hatch to roof space, radiator and 2 uPVC double glazed windows to front.

Bedroom 1

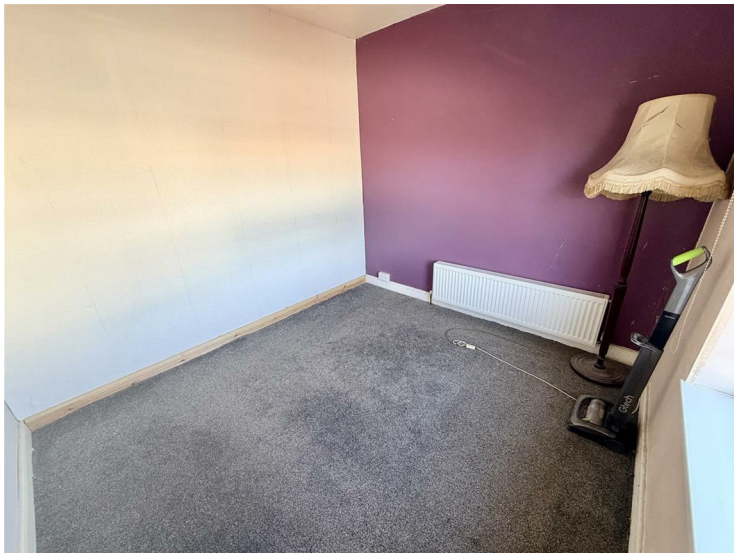
9'2" x 10'1" (2.81 x 3.09)



with radiator and uPVC double glazed window to rear.

Bedroom 2

9'2" x 10'1" (2.80 x 3.09)



with radiator and uPVC double glazed window to front.

Bedroom 3

12'0" red to 5'1" x 11'3" red to 7'9" (3.68 red to 1.57 x 3.43 red to 2.38)



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

Outside



with enclosed front garden, vehicular right of way to rear parking, rear garden with landed area.

Workshop (3.82 x 6.13) with power and light connected and uPVC double glazed door to front.

Council Tax

Band B

NOTE

All internal photographs are taken with a wide angle lens.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Air Source Heat Pump

Broad Band Speed: Download: 1800 mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02:62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

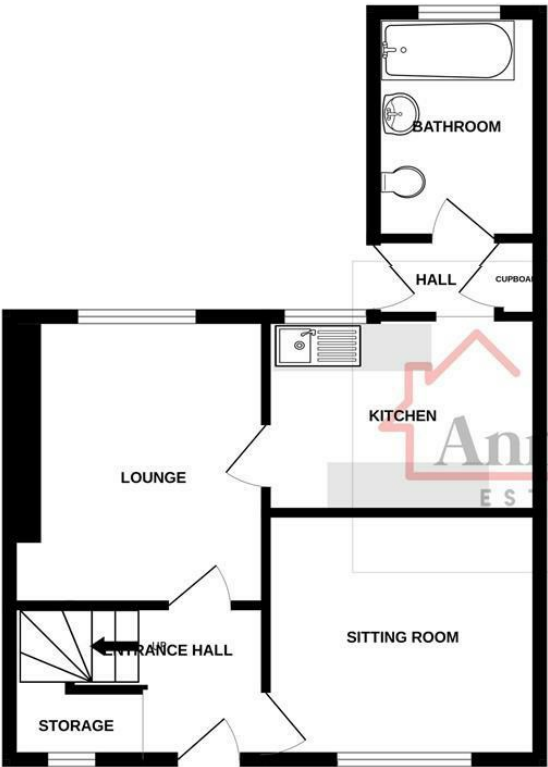
Rights and Easements: Vehicular right of way to rear

Restrictions: NONE

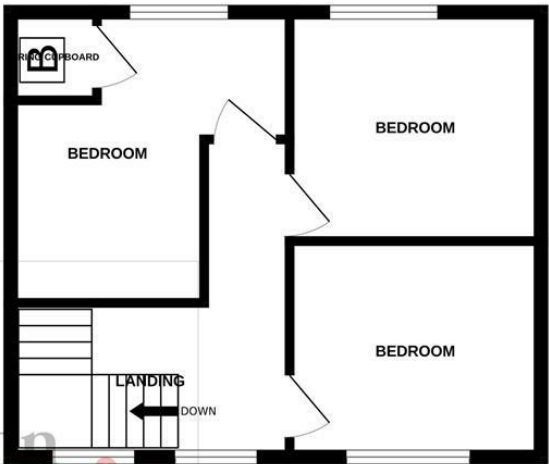
Directions

Leave Ammanford on College street and take the 2nd left onto Brynteg Terrace 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	92	95
(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	

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